

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

365 PRINCES STREET, PORT MELBOURNE, VIC 3207

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

or range between

\$1,650,000

&

\$1,750,000

Median sale price

Median price

\$1,603,500

Property Type

House

Suburb

PORT MELBOURNE

Period - From

June 2023

to

May 2024

Source

REA

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

176 PRINCES STREET PORT MELBOURNE	\$2,275,000	15/05/24
45 BEACON VISTA PORT MELBOURNE	\$2,070,000	07/06/24
8 THE COVE PORT MELBOURNE	\$1,732,000	18/03/24

This Statement of Information was prepared on: 19/06/2024