

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

7 Australis Circuit, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$2,500,000 & \$2,600,000

Median sale price

Median price \$1,711,500 Property Type House Suburb Port Melbourne

Period - From 30/01/2023 to 29/01/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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
1	71 The Crescent PORT MELBOURNE 3207	\$2,450,000	20/10/2023
2	69 The Crescent PORT MELBOURNE 3207	\$2,491,000	02/09/2023
3	14 Canberra Pde PORT MELBOURNE 3207	\$2,500,000	07/10/2023

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

30/01/2024 16:49



3 2 2

Property Type: House

Agent Comments

Indicative Selling Price

\$2,500,000 - \$2,600,000

Median House Price

30/01/2023 - 29/01/2024: \$1,711,500

Comparable Properties



71 The Crescent PORT MELBOURNE 3207 (REI/VG)

Agent Comments

4 2 2

Price: \$2,450,000

Method: Sold Before Auction

Date: 20/10/2023

Property Type: House (Res)

Land Size: 263 sqm approx



69 The Crescent PORT MELBOURNE 3207 (REI/VG)

Agent Comments

4 2 2

Price: \$2,491,000

Method: Auction Sale

Date: 02/09/2023

Property Type: House (Res)

Land Size: 262 sqm approx



14 Canberra Pde PORT MELBOURNE 3207 (REI/VG)

Agent Comments

3 2 2

Price: \$2,500,000

Method: Auction Sale

Date: 07/10/2023

Property Type: House (Res)

Land Size: 307 sqm approx

Account - Biggin & Scott | P: 8671 3777 | F: 8671 3700