

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 8/48 Esplanade West, Port Melbourne Vic 3207

Indicative selling price

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

Single price \$850,000

Median sale price

Median price \$827,500 Property Type Unit Suburb Port Melbourne

Period - From 01/10/2023 to 31/12/2023 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	21/1 Graham St PORT MELBOURNE 3207	\$870,000	24/11/2023
2	1/187-188 Beaconsfield Pde MIDDLE PARK 3206	\$850,000	10/02/2024
3	2/33 Princes St PORT MELBOURNE 3207	\$835,000	15/01/2024

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: 21/03/2024 15:05



2 1 1

Rooms: 4
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$850,000
Median Unit Price
December quarter 2023: \$827,500

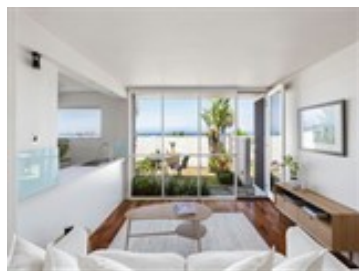
Comparable Properties



21/1 Graham St PORT MELBOURNE 3207 (VG) [Agent Comments](#)

2 - -

Price: \$870,000
Method: Sale
Date: 24/11/2023
Property Type: Subdivided Flat - Single OYO Flat



1/187-188 Beaconsfield Pde MIDDLE PARK 3206 (REI) [Agent Comments](#)

2 1 1

Price: \$850,000
Method: Auction Sale
Date: 10/02/2024
Property Type: Apartment



2/33 Princes St PORT MELBOURNE 3207 (REI/VG) [Agent Comments](#)

2 1 1

Price: \$835,000
Method: Private Sale
Date: 15/01/2024
Property Type: Apartment

Account - Jellis Craig | P: 98305966