

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 Portview Square, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$1,450,000 & \$1,550,000

Median sale price

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

Period - From 15/01/2023 to 14/01/2024 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	6/141 Albert St PORT MELBOURNE 3207	\$1,480,000	19/08/2023
2	4 Turville PI PORT MELBOURNE 3207	\$1,500,000	07/09/2023
3	389 Graham St PORT MELBOURNE 3207	\$1,510,000	24/07/2023

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: 15/01/2024 17:23



3 2 1

Property Type: House

Agent Comments

Indicative Selling Price

\$1,450,000 - \$1,550,000

Median House Price

15/01/2023 - 14/01/2024: \$1,711,500

Comparable Properties



6/141 Albert St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

3 2 1

Price: \$1,480,000

Method: Auction Sale

Date: 19/08/2023

Property Type: House (Res)



4 Turville PI PORT MELBOURNE 3207 (REI/VG) Agent Comments

3 2 1

Price: \$1,500,000

Method: Private Sale

Date: 07/09/2023

Property Type: House (Res)

Land Size: 134 sqm approx



389 Graham St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

3 2 1

Price: \$1,510,000

Method: Sold Before Auction

Date: 24/07/2023

Property Type: Townhouse (Res)

Land Size: 133 sqm approx

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