

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 88 Station Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$1,850,000 Property Type House 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	252 Esplanade East PORT MELBOURNE 3207	\$1,552,000	11/09/2023
2	17 Heath St PORT MELBOURNE 3207	\$1,495,000	18/11/2023
3	192 Heath St PORT MELBOURNE 3207	\$1,380,000	21/10/2023

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: 06/02/2024 16:55



Justin Holod
9832 1160
0411 669 161
justin.holod@marshallwhite.com.au



2 1

Property Type: House - Attached
House N.E.C.

Agent Comments

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

December quarter 2023: \$1,850,000

Comparable Properties



252 Esplanade East PORT MELBOURNE 3207 (REI) Agent Comments

2 1 -

Price: \$1,552,000

Method: Sold Before Auction

Date: 11/09/2023

Property Type: House (Res)

Land Size: 143 sqm approx



17 Heath St PORT MELBOURNE 3207 (REI) Agent Comments

2 1 -

Price: \$1,495,000

Method: Auction Sale

Date: 18/11/2023

Property Type: House (Res)



192 Heath St PORT MELBOURNE 3207 (REI) Agent Comments

2 1 -

Price: \$1,380,000

Method: Private Sale

Date: 21/10/2023

Property Type: House

Account - Marshall White | P: 03 9822 9999



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