

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

9 MARIPOSA PLACE, PORT MELBOURNE, VIC 3207

Indicative selling price

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

Single price

\$2,200,000

or range between

&

Median sale price

Median price

\$1,505,000

Property Type

House

Suburb

PORT MELBOURNE

Period - From

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

Comparable property sales

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 |
|--|-------------|--------------|
| 3 COOGEE PLACE PORT MELBOURNE VIC 3207 | \$2,540,000 | 22-Jun-2024 |
| 45 BEACON VISTA PORT MELBOURNE VIC 3207 | \$2,070,000 | 07-Jun-2024 |
| 117 DUNSTAN PARADE PORT MELBOURNE VIC 3207 | \$2,328,000 | 27-Feb-2025 |

This Statement of Information was prepared on:

4/07/2025