

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

16 Byrne 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 \$1,525,000 Property Type House Suburb Port Melbourne

Period - From 01/10/2024 to 31/12/2024 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 | 13 Spring St.E PORT MELBOURNE 3207 | \$1,400,000 | 28/08/2024 |
| 2 | 289 Esplanade East PORT MELBOURNE 3207 | \$1,460,000 | 26/10/2024 |
| 3 | 29 Alfred St PORT MELBOURNE 3207 | \$1,485,000 | 10/09/2024 |

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:

05/03/2025 09:35



3 1 1

Property Type: House

Agent Comments

Indicative Selling Price

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

Median House Price

December quarter 2024: \$1,525,000

Comparable Properties



13 Spring St.E PORT MELBOURNE 3207 (REI)

Agent Comments

3 1 -

Price: \$1,400,000

Method: Private Sale

Date: 28/08/2024

Property Type: House



289 Esplanade East PORT MELBOURNE 3207 (REI)

Agent Comments

3 1 -

Price: \$1,460,000

Method: Auction Sale

Date: 26/10/2024

Property Type: House (Res)



29 Alfred St PORT MELBOURNE 3207 (VG)

Agent Comments

3 - -

Price: \$1,485,000

Method: Sale

Date: 10/09/2024

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

Land Size: 111 sqm approx

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