

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

1/157-159 Bay Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$990,000 & \$1,080,000

Median sale price

Median price \$1,550,000 Property Type House Suburb Port Melbourne

Period - From 01/01/2024 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 | 392 Ross St PORT MELBOURNE 3207 | \$1,125,000 | 22/02/2025 |
| 2 | 14/80 Dow St PORT MELBOURNE 3207 | \$1,105,000 | 17/01/2025 |
| 3 | 37 Lalor St PORT MELBOURNE 3207 | \$1,010,000 | 19/12/2024 |

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:

01/03/2025 08:42

1/157-159 Bay Street, Port Melbourne Vic 3207

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 2  1.5  1

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$990,000 - \$1,080,000

Median House Price

Year ending December 2024: \$1,550,000

Chisholm&Gamon

Comparable Properties



392 Ross St PORT MELBOURNE 3207 (REI)

Agent Comments

 3  1  1

Price: \$1,125,000

Method: Auction Sale

Date: 22/02/2025

Property Type: House (Res)



14/80 Dow St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,105,000

Method: Private Sale

Date: 17/01/2025

Property Type: Apartment



37 Lalor St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

 2  1  -

Price: \$1,010,000

Method: Private Sale

Date: 19/12/2024

Property Type: Townhouse (Single)

Land Size: 69 sqm approx

Account - Chisholm & Gamon | P: 03 9646 4444 | F: 03 9646 3311



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