

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

234 Esplanade West, Port Melbourne Vic 3207

Indicative selling price

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

Range between

\$1,450,000

 &

\$1,500,000

Median sale price

Median price

\$1,190,000

 Property Type

Townhouse

 Suburb

Port Melbourne

Period - From

09/07/2023

 to

08/07/2024

 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	24/97 Cruikshank St PORT MELBOURNE 3207	\$1,430,000	14/04/2024
2	3/141 Albert St PORT MELBOURNE 3207	\$1,485,000	08/05/2024
3	95 Albert St PORT MELBOURNE 3207	\$1,500,000	01/06/2024

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:

09/07/2024 12:45



3 2 2

Property Type: House/Townhouse

Agent Comments

Indicative Selling Price
\$1,450,000 - \$1,500,000
Median Townhouse Price
09/07/2023 - 08/07/2024: \$1,190,000

Comparable Properties



24/97 Cruikshank St PORT MELBOURNE 3207 (VG) Agent Comments

3 - -

Price: \$1,430,000

Method: Sale

Date: 14/04/2024

Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit



3/141 Albert St PORT MELBOURNE 3207 (REI/VG) Agent Comments

3 2 1

Price: \$1,485,000

Method: Private Sale

Date: 08/05/2024

Property Type: House



95 Albert St PORT MELBOURNE 3207 (REI) Agent Comments

3 2 1

Price: \$1,500,000

Method: Private Sale

Date: 01/06/2024

Property Type: House

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