

# 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 27/33 Johnston Street, Port Melbourne Vic 3207

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$430,000 & \$460,000

### Median sale price

Median price \$742,600 Property Type Unit Suburb Port Melbourne

Period - From 23/12/2023 to 22/12/2024 Source Property Data

### 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 | 106/52 Dow St PORT MELBOURNE 3207      | \$440,000 | 17/06/2024   |
| 2 | 103/63-69 Rouse St PORT MELBOURNE 3207 | \$445,000 | 18/12/2024   |
| 3 | 212/99 Dow St PORT MELBOURNE 3207      | \$450,000 | 01/11/2024   |

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: 23/12/2024 17:33



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**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$430,000 - \$460,000

**Median Unit Price**

23/12/2023 - 22/12/2024: \$742,600

## Comparable Properties



**106/52 Dow St PORT MELBOURNE 3207 (VG)**

Agent Comments

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**Price:** \$440,000

**Method:** Sale

**Date:** 17/06/2024

**Property Type:** Subdivided Flat - Single OYO Flat



**103/63-69 Rouse St PORT MELBOURNE 3207 (REI)**

Agent Comments

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**Price:** \$445,000

**Method:** Private Sale

**Date:** 18/12/2024

**Property Type:** Apartment



**212/99 Dow St PORT MELBOURNE 3207 (REI)**

Agent Comments

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**Price:** \$450,000

**Method:** Private Sale

**Date:** 01/11/2024

**Property Type:** Apartment

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