

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 3/48 Esplanade West, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$850,000 & \$900,000

Median sale price

Median price \$763,750 Property Type Unit Suburb Port Melbourne

Period - From 01/10/2023 to 30/09/2024 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	843/1 Esplanade West PORT MELBOURNE 3207	\$845,000	08/11/2024
2	20/66 Montague St SOUTH MELBOURNE 3205	\$875,000	15/09/2024
3	28/1 Graham St PORT MELBOURNE 3207	\$870,000	02/09/2024

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: 16/12/2024 13:27



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$850,000 - \$900,000

Median Unit Price

Year ending September 2024: \$763,750

Comparable Properties



843/1 Esplanade West PORT MELBOURNE 3207 (REI/VG)

Agent Comments

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 1

Price: \$845,000

Method: Private Sale

Date: 08/11/2024

Property Type: Apartment



20/66 Montague St SOUTH MELBOURNE 3205 (VG)

Agent Comments

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Price: \$875,000

Method: Sale

Date: 15/09/2024

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



28/1 Graham St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

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 2

Price: \$870,000

Method: Private Sale

Date: 02/09/2024

Property Type: Apartment

Account - Little Real Estate | P: 07 3037 0255