

# 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

181 Pickles 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 \$1,200,000

&

\$1,295,000

### Median sale price

Median price \$1,900,000

Property Type House

Suburb Port Melbourne

Period - From 01/01/2021

to 31/03/2021

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	188 Albert St PORT MELBOURNE 3207	\$1,200,000	27/03/2021
2	3 Reserve PI PORT MELBOURNE 3207	\$1,250,000	03/12/2020
3	129 Pickles St PORT MELBOURNE 3207	\$1,360,000	19/12/2020

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:

26/04/2021 16:40

181 Pickles Street, Port Melbourne Vic 3207

Jon Kett  
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4 bedrooms 1 bathroom 0 cars

**Property Type:** House  
**Land Size:** 180 sqm approx

**Agent Comments**

4 bedrooms or 3 bedrooms with 2 living zones

**Indicative Selling Price**  
\$1,200,000 - \$1,295,000  
**Median House Price**  
March quarter 2021: \$1,900,000

## Comparable Properties



**188 Albert St PORT MELBOURNE 3207 (REI)**

**Agent Comments**

2 bedrooms 1 bathroom - cars

**Price:** \$1,200,000  
**Method:** Auction Sale  
**Date:** 27/03/2021  
**Property Type:** House (Res)



**3 Reserve PI PORT MELBOURNE 3207 (REI/VG)**

**Agent Comments**

2 bedrooms 1 bathroom 1 car

**Price:** \$1,250,000  
**Method:** Private Sale  
**Date:** 03/12/2020  
**Property Type:** House  
**Land Size:** 190 sqm approx



**129 Pickles St PORT MELBOURNE 3207 (VG)**

**Agent Comments**

2 bedrooms - bathroom - cars

**Price:** \$1,360,000  
**Method:** Sale  
**Date:** 19/12/2020  
**Property Type:** House - Attached House N.E.C.  
**Land Size:** 148 sqm approx

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