

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

7 Walter Street, Port Melbourne Vic 3207

Indicative selling price

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

Single price

\$2,395,000

Median sale price

Median price

\$1,705,750

Property Type

House

Suburb

Port Melbourne

Period - From

02/02/2023

to

01/02/2024

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	44 Edwards Av PORT MELBOURNE 3207	\$2,200,000	16/06/2023
2	37 Poolman St PORT MELBOURNE 3207	\$2,450,000	04/04/2023
3			

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:

02/02/2024 13:00



4 3 3

Property Type: House
Land Size: 405 sqm approx
Agent Comments

Indicative Selling Price

\$2,395,000

Median House Price

02/02/2023 - 01/02/2024: \$1,705,750

Comparable Properties



**44 Edwards Av PORT MELBOURNE 3207
(REI/VG)**

Agent Comments

4 2 3

Price: \$2,200,000
Method: Private Sale
Date: 16/06/2023
Property Type: House
Land Size: 322 sqm approx



**37 Poolman St PORT MELBOURNE 3207
(REI/VG)**

Agent Comments

4 2 3

Price: \$2,450,000
Method: Private Sale
Date: 04/04/2023
Property Type: House
Land Size: 316 sqm approx

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.