

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

11/120 Princes Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$880,000 & \$920,000

Median sale price

Median price \$743,800 Property Type Unit Suburb Port Melbourne

Period - From 01/01/2024 to 31/12/2024 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	10/33 Princes St PORT MELBOURNE 3207	\$920,000	09/10/2024
2	502/115 Nott St PORT MELBOURNE 3207	\$950,000	16/12/2024
3	305/115 Nott St PORT MELBOURNE 3207	\$981,000	13/11/2024

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: 04/02/2025 13:11

11/120 Princes Street, Port Melbourne Vic 3207

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 2  2  1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$880,000 - \$920,000
Median Unit Price
Year ending December 2024: \$743,800

Comparable Properties



10/33 Princes St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

 3  2  2

Price: \$920,000
Method: Private Sale
Date: 09/10/2024
Property Type: Unit



502/115 Nott St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

 2  2  1

Price: \$950,000
Method: Private Sale
Date: 16/12/2024
Property Type: Apartment



305/115 Nott St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

 2  2  1

Price: \$981,000
Method: Private Sale
Date: 13/11/2024
Property Type: Unit

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



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