

# 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

319 Esplanade East, 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

\$1,900,000

&

\$2,000,000

### Median sale price

Median price

\$1,525,000

Property Type

House

Suburb

Port Melbourne

Period - From

01/10/2024

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	209 Esplanade West PORT MELBOURNE 3207	\$2,002,500	01/03/2025
2	89 Station St PORT MELBOURNE 3207	\$2,080,000	09/09/2024
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:

12/03/2025 17:30



 3   
  2   
  1

**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$1,900,000 - \$2,000,000

**Median House Price**

December quarter 2024: \$1,525,000

## Comparable Properties



**209 Esplanade West PORT MELBOURNE 3207 (REI)**

Agent Comments

 4   
  3   
  2

**Price:** \$2,002,500

**Method:** Auction Sale

**Date:** 01/03/2025

**Property Type:** House



**89 Station St PORT MELBOURNE 3207 (REI/VG)**

Agent Comments

 3   
  2   
  -

**Price:** \$2,080,000

**Method:** Private Sale

**Date:** 09/09/2024

**Property Type:** House

**Land Size:** 156 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.

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



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