

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

302/25 PICKLES STREET PORT MELBOURNE VIC 3207

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$755,000

Property type

Unit

Suburb

Port Melbourne

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

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 6 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

209/1 DANKS STREET WEST PORT MELBOURNE VIC 3207	\$615,500	19-Oct-24
203/19 PICKLES STREET PORT MELBOURNE VIC 3207	\$565,000	25-Aug-24
104/1 GRAHAM STREET PORT MELBOURNE VIC 3207	\$635,000	10-Sep-24

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 6 months.~~

This Statement of Information was prepared on: 05 February 2025



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**209/1 DANKS STREET WEST PORT
MELBOURNE VIC 3207**

Sold Price

\$615,500

Sold Date

19-Oct-24

2

1

1

Distance

0km



**203/19 PICKLES STREET PORT
MELBOURNE VIC 3207**

Sold Price

\$565,000

Sold Date

25-Aug-24

2

1

1

Distance

0km



**104/1 GRAHAM STREET PORT
MELBOURNE VIC 3207**

Sold Price

\$635,000

Sold Date

10-Sep-24

2

1

1

Distance

0.12km

RS = Recent sale

UN = Undisclosed Sale

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