

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 204/14 Woodruff Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$920,000 & \$970,000

Median sale price

Median price \$742,600 Property Type Unit 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	502/77 Nott St PORT MELBOURNE 3207	\$910,500	20/02/2025
2	807/101 Bay St PORT MELBOURNE 3207	\$970,000	08/08/2024
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: 03/04/2025 12:56



2 2 1

Property Type: Apartment

Land Size: 92 sqm approx

Agent Comments

Indicative Selling Price

\$920,000 - \$970,000

Median Unit Price

December quarter 2024: \$742,600

Comparable Properties



502/77 Nott St PORT MELBOURNE 3207 (REI)

Agent Comments

2 2 1

Price: \$910,500

Method: Private Sale

Date: 20/02/2025

Property Type: Apartment



807/101 Bay St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

2 2 2

Price: \$970,000

Method: Sold Before Auction

Date: 08/08/2024

Property Type: Unit

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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