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	

Indicative selling price

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

Range between \$700,000	&	\$740,000
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Median sale price

Median price	\$710,000	Pro	perty Type U	Jnit		Suburb	Port Melbourne
Period - From	01/01/2025	to	31/03/2025	s	ource	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

Add	dress of comparable property	Price	Date of sale
1	402/52 Nott St PORT MELBOURNE 3207	\$705,000	28/01/2025
2	207/55 Bay St PORT MELBOURNE 3207	\$715,000	04/04/2025
3	302/19 Pickles St PORT MELBOURNE 3207	\$740,000	11/03/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	11/06/2025 11:02









Property Type: Apartment **Agent Comments**

Indicative Selling Price \$700,000 - \$740,000 **Median Unit Price** March quarter 2025: \$710,000

Comparable Properties



402/52 Nott St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

Price: \$705,000 Method: Private Sale Date: 28/01/2025

Property Type: Apartment



207/55 Bay St PORT MELBOURNE 3207 (REI/VG)

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Agent Comments

Agent Comments

Price: \$715,000 Method: Private Sale Date: 04/04/2025

Property Type: Apartment Land Size: 80 sqm approx



302/19 Pickles St PORT MELBOURNE 3207 (REI/VG)

Price: \$740,000 Method: Private Sale Date: 11/03/2025

Property Type: Apartment

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





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