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

118 Princes Street, Port Melbourne Vic 3207

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$930,000		&		\$960,000					
Median sale pr	rice									
Median price	\$1,625,000	Pro	operty Type	rty Type House			Suburb	Port Melbourne		
Period - From	30/05/2024	to	29/05/2025		So	urce	Property	/ Data		

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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	59 Esplanade East PORT MELBOURNE 3207	\$940,000	22/01/2025
2	13/201 Graham St PORT MELBOURNE 3207	\$950,000	30/10/2024
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:

30/05/2025 16:29



BigginScott





Property Type: Townhouse (Single) Agent Comments Indicative Selling Price \$930,000 - \$960,000 Median House Price 30/05/2024 - 29/05/2025: \$1,625,000

Comparable Properties



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.

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