

## 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

211/3 TARVER STREET PORT MELBOURNE VIC 3207

### Indicative selling price

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

Single Price

or range  
between

\$1,250,000

&

\$1,350,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$765,000

Property type

Unit

Suburb

Port Melbourne

Period-from

01 Dec 2023

to

30 Nov 2024

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

|                                             |             |           |
|---------------------------------------------|-------------|-----------|
| 3/100 STOKES STREET PORT MELBOURNE VIC 3207 | \$1,237,000 | 18-Sep-24 |
| 4/61 DERHAM STREET PORT MELBOURNE VIC 3207  | \$1,280,000 | 30-Nov-24 |
| 97 SOUTH WHARF DRIVE DOCKLANDS VIC 3008     | \$1,300,000 | 16-Aug-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: 17 December 2024



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**3/100 STOKES STREET PORT  
MELBOURNE VIC 3207**

3 2 1

Sold Price **\$1,237,000** Sold Date **18-Sep-24**

Distance **1.7km**



**4/61 DERHAM STREET PORT  
MELBOURNE VIC 3207**

3 2 -

Sold Price <sup>RS</sup> **\$1,280,000** Sold Date **30-Nov-24**

Distance **1.83km**



**97 SOUTH WHARF DRIVE  
DOCKLANDS VIC 3008**

3 3 -

Sold Price **\$1,300,000** Sold Date **16-Aug-24**

Distance **1.85km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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