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

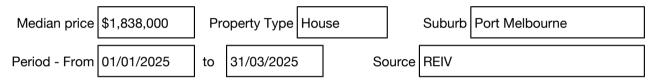
364 Ross Street, Port Melbourne Vic 3207

Indicative selling price

For the meaning o	f this price see co	nsumer.vic.gov.au/	underquot	ing
		1		

Single price \$980,000

Median sale price



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.

Address of comparable property		Price	Date of sale
1	186 Albert St PORT MELBOURNE 3207	\$990,000	29/03/2025
2			
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:

17/06/2025 16:50







Property Type: House (Res) Agent Comments Jon Kett 03 9646 4444 0415 853 564 ikett@chisholmgamon.com.au

Indicative Selling Price \$980,000 Median House Price March quarter 2025: \$1,838,000

Agent Comments

Comparable Properties



186 Albert St PORT MELBOURNE 3207 (REI/VG)



Price: \$990,000 Method: Auction Sale Date: 29/03/2025 Property Type: House (Res) Land Size: 120 sqm approx

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 - Chisholm & Gamon | P: 03 9646 4444 | F: 03 9646 3311



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