

# 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

4 Allen Place, 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)

Single price

\$859,000

### 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	23 Bridge St PORT MELBOURNE 3207	\$825,000	20/08/2024
2	273 Esplanade East PORT MELBOURNE 3207	\$900,000	21/08/2024
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:

11/03/2025 15:59



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Property Type: House  
Agent Comments

Indicative Selling Price  
\$859,000  
Median Unit Price  
December quarter 2024: \$742,600

## Comparable Properties



23 Bridge St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

2 1 -

Price: \$825,000  
Method: Private Sale  
Date: 20/08/2024  
Property Type: House  
Land Size: 95 sqm approx



273 Esplanade East PORT MELBOURNE 3207 (REI)

Agent Comments

2 1 -

Price: \$900,000  
Method: Sold Before Auction  
Date: 21/08/2024  
Property Type: House

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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