

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

608/320 PLUMMER STREET PORT MELBOURNE VIC 3207

Indicative selling price

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

Single Price

or range
between

\$730,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

Unit

Suburb

Port Melbourne

Period-from

01 Dec 2024

to

30 Nov 2025

Source

Cotality

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

1006/320 PLUMMER STREET PORT MELBOURNE VIC 3207	\$715,000	15-Sep-25
1010/3 TARVER STREET PORT MELBOURNE VIC 3207	\$740,000	30-Jul-25
1206/320 PLUMMER STREET PORT MELBOURNE VIC 3207	\$745,000	11-Nov-25

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: 08 December 2025

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1006/320 PLUMMER STREET PORT MELBOURNE VIC 3207 Sold Price \$715,000 Sold Date 15-Sep-25
Distance 0km

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1010/3 TARVER STREET PORT MELBOURNE VIC 3207 Sold Price \$740,000 Sold Date 30-Jul-25
Distance 0km

2 2 -



1206/320 PLUMMER STREET PORT MELBOURNE VIC 3207 Sold Price ^{RS}\$745,000 Sold Date 11-Nov-25
Distance 0km

2 2 -

RS = Recent sale UN = Undisclosed Sale

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