

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	235 Bridge Street, Port Melbourne, VIC 3207
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price	\$1,800,000	or range between		&	
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Median sale price

Median price	\$1,602,000	Property type	House	Suburb	Port Melbourne
Period - From	24/04/2024	to	23/10/2024	Source	pdol

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property		Price	Date of sale
1	313 Princes St, Port Melbourne Vic	\$1,960,000	31/08/2024
2	77 Bridge St, Port Melbourne Vic	\$1,800,000	18/05/2024
3	168 Nott St, Port Melbourne Vic	\$1,700,000	31/05/2024

This Statement of Information was prepared on: 24/10/2024

