

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

215 Heath Street, Port Melbourne Vic 3207

Indicative selling price

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

Single price \$790,000

Median sale price

Median price \$1,525,000

Property Type House

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	282 Williamstown Rd PORT MELBOURNE 3207	\$1,220,000	22/02/2025
2	121 Napier St SOUTH MELBOURNE 3205	\$1,000,000	19/12/2024
3	235 Esplanade East Esp PORT MELBOURNE 3207	\$1,280,000	14/12/2024

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:

17/03/2025 10:16



1 1 0

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$790,000

Median House Price

December quarter 2024: \$1,525,000

Comparable Properties



282 Williamstown Rd PORT MELBOURNE 3207 (REI)

Agent Comments

3 1 1

Price: \$1,220,000

Method:

Date: 22/02/2025

Property Type: House



121 Napier St SOUTH MELBOURNE 3205 (REI)

Agent Comments

2 1 -

Price: \$1,000,000

Method:

Date: 19/12/2024

Property Type: House



235 Esplanade East Esp PORT MELBOURNE 3207 (REI) Agent Comments

2 1 -

Price: \$1,280,000

Method:

Date: 14/12/2024

Property Type: House

Account - Cayzer | P: 03 9646 0812



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