

# 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 7/343 Williamstown Road, Port Melbourne Vic 3207

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,350,000 & \$1,425,000

### 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	13 Jago Rd PORT MELBOURNE 3207	\$1,420,000	25/10/2024
2	29 Stokes St PORT MELBOURNE 3207	\$1,745,000	24/02/2025
3	4/61 Derham St PORT MELBOURNE 3207	\$1,280,000	30/11/2024

**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: 28/02/2025 11:29



 3
  3
  1

Property Type: Townhouse

Agent Comments

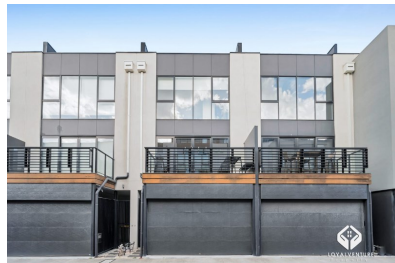
Indicative Selling Price

\$1,350,000 - \$1,425,000

Median House Price

December quarter 2024: \$1,525,000

## Comparable Properties



13 Jago Rd PORT MELBOURNE 3207 (REI)

Agent Comments

 4
  3
  2

Price: \$1,420,000

Method:

Date: 25/10/2024

Property Type: Townhouse (Single)



29 Stokes St PORT MELBOURNE 3207 (REI)

Agent Comments

 2
  2
  2

Price: \$1,745,000

Method: Sold Before Auction

Date: 24/02/2025

Property Type: Townhouse (Single)



4/61 Derham St PORT MELBOURNE 3207 (REI)

Agent Comments

 3
  2
  2

Price: \$1,280,000

Method: Auction Sale

Date: 30/11/2024

Property Type: Townhouse (Res)

Account - Cayzer | P: 03 9646 0812



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