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	233 Ross Street, Port Melbourne Vic 3207

Indicative selling price

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

Single price: $1,245,000

Median sale price

Median price: $1,685,000 Property Type: House Suburb: Port Melbourne

Period - From: 13/03/2023 to: 12/03/2024 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	462 Bay St PORT MELBOURNE 3207	$1,280,000	13/11/2023
2	192 Albert St PORT MELBOURNE 3207	$1,300,000	04/03/2023
3	119 Albert St PORT MELBOURNE 3207	$1,300,000	20/05/2023

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: 13/03/2024 12:41

233 Ross Street, Port Melbourne Vic 3207

BigginScott



3 1 1

Property Type: House

Agent Comments

Indicative Selling Price
$1,245,000
Median House Price
13/03/2023 - 12/03/2024: $1,685,000

Comparable Properties



462 Bay St PORT MELBOURNE 3207 (REI/VG)

2 1 -

Price: $1,280,000
Method: Private Sale
Date: 13/11/2023
Property Type: House
Land Size: 157 sqm approx

Agent Comments



192 Albert St PORT MELBOURNE 3207 (REI/VG)

3 1 -

Price: $1,300,000
Method: Auction Sale
Date: 04/03/2023
Property Type: House (Res)
Land Size: 166 sqm approx

Agent Comments



119 Albert St PORT MELBOURNE 3207 (REI/VG)

2 1 -

Price: $1,300,000
Method: Auction Sale
Date: 20/05/2023
Rooms: 3
Property Type: House (Res)
Land Size: 144 sqm approx

Agent Comments

Account - Biggin & Scott | P: 8671 3777 | F: 8671 3700

REIV THE DIFFERENCE | propertydata.com.au

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