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	43 Bridge Street, Port Melbourne Vic 3207

Indicative selling price

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

Single price $1,100,000

Median sale price

Median price $1,602,000 Property Type House Suburb Port Melbourne

Period - From 01/10/2023 to 30/09/2024 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	187 Stokes St PORT MELBOURNE 3207	$1,075,000	09/11/2024
2	10 Law St SOUTH MELBOURNE 3205	$1,030,000	21/09/2024
3	316 Bank St SOUTH MELBOURNE 3205	$1,032,500	18/09/2024

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: 02/12/2024 17:31

43 Bridge Street, Port Melbourne Vic 3207



2 1

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$1,100,000
Median House Price
Year ending September 2024: $1,602,000

Comparable Properties



187 Stokes St PORT MELBOURNE 3207 (REI)

2 1 -

Price: $1,075,000
Method: Auction Sale
Date: 09/11/2024
Property Type: House (Res)

Agent Comments



10 Law St SOUTH MELBOURNE 3205 (REI/VG)

2 1 -

Price: $1,030,000
Method: Auction Sale
Date: 21/09/2024
Property Type: House (Res)
Land Size: 99 sqm approx

Agent Comments



316 Bank St SOUTH MELBOURNE 3205 (REI)

2 1 -

Price: $1,032,500
Method: Private Sale
Date: 18/09/2024
Property Type: House

Agent Comments

Account - Jellis Craig | P: 03 8644 5500 | F: 03 9645 5393

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