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	6 Southward Avenue, Port Melbourne Vic 3207

Indicative selling price

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

Range between $1,400,000 & $1,500,000

Median sale price

Median price $1,550,000 Property Type House Suburb Port Melbourne

Period - From 06/02/2024 to 05/02/2025 Source Property Data

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	301 The Boulevard PORT MELBOURNE 3207	$1,550,000	02/10/2024
2	414 Williamstown Rd PORT MELBOURNE 3207	$1,475,000	19/09/2024
3			

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: 06/02/2025 16:29

6 Southward Avenue, Port Melbourne Vic 3207



Property Type:
Agent Comments

Indicative Selling Price
$1,400,000 - $1,500,000
Median House Price
06/02/2024 - 05/02/2025: $1,550,000

Comparable Properties



301 The Boulevard PORT MELBOURNE 3207 (REI/VG)

3 1 1

Agent Comments

Price: $1,550,000
Method: Private Sale
Date: 02/10/2024
Property Type: House
Land Size: 372 sqm approx



414 Williamstown Rd PORT MELBOURNE 3207 (REI/VG)

3 1 3

Agent Comments

Price: $1,475,000
Method: Private Sale
Date: 19/09/2024
Property Type: House
Land Size: 498 sqm approx

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.

Account - Jellis Craig | P: 03 8644 5500

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