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	13 Davies Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between $1,500,000 & $1,600,000

Median sale price

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

Period - From 01/01/2024 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	14 Portview Sq PORT MELBOURNE 3207	$1,500,000	28/11/2024
2	3/272 Nott St PORT MELBOURNE 3207	$1,675,000	23/11/2024
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: 11/03/2025 10:43

13 Davies Street, Port Melbourne Vic 3207



3 2 1

Property Type: House

Agent Comments

Indicative Selling Price
$1,500,000 - $1,600,000
Median House Price
Year ending December 2024: $1,550,000

Comparable Properties



14 Portview Sq PORT MELBOURNE 3207 (REI)

3 2 1

Price: $1,500,000
Method: Sold Before Auction
Date: 28/11/2024
Property Type: House (Res)

Agent Comments



3/272 Nott St PORT MELBOURNE 3207 (REI)

3 2 3

Price: $1,675,000
Method: Auction Sale
Date: 23/11/2024
Property Type: Townhouse (Res)

Agent Comments

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 - Marshall White | P: 03 9822 9999

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