Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF ofthe Estate Agents Act 1980

Property offered for sale

Address *Including suburb and postcode*	*13Wimbledon Court,Portsea Vic 3944*

Indicative selling price

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

Range between *$4,400,000* ***&*** *$4,700,000*

Median sale price

Median price *$3,600,000* ***Property Type*** *House* ***Suburb*** *Portsea*

Period - From *07/03/2024* ***to*** *06/03/2025* ***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 propertyforsale.***

Address of comparable property		Price	Date of sale
1	*24 Latham Dr PORTSEA 3944*	*$4,600,000*	*25/02/2025*
2	*92 Campbells Rd PORTSEA 3944*	*$5,700,000*	*25/01/2025*
3	*34-36 Campbells Rd PORTSEA 3944*	*$4,017,500*	*29/12/2024*

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: *07/03/2025 10:07*

13 Wimbledon Court, Portsea Vic 3944

RT Edgar



4 2 2

Property Type: *House (Previously Occupied - Detached)*
Land Size: *3400 sqm approx*

Agent Comments

Indicative Selling Price

$4,400,000 - $4,700,000

Median House Price

07/03/2024 - 06/03/2025: $3,600,000

Comparable Properties



24 Latham Dr PORTSEA 3944 (REI)

4 3 4

Price: *$4,600,000*
Method: *Private Sale*
Date: *25/02/2025*
Property Type: *House*
Land Size: *2764 sqm approx*

Agent Comments



92 Campbells Rd PORTSEA 3944 (REI)

6 4 5

Price: *$5,700,000*
Method: *Auction Sale*
Date: *25/01/2025*
Property Type: *House (Res)*
Land Size: *2300 sqm approx*

Agent Comments



34-36 Campbells Rd PORTSEA 3944 (REI)

4 2 2

Price:
Method: *Private Sale*
Date: *29/12/2024*
Property Type: *House (Res)*
Land Size: *2053 sqm approx*

Agent Comments

Account- ***RT Edgar | P: 03 9826 1000***

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