# 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<br>Including suburb and postcode | 4/55 Johnston Street, Port Melbourne VIC 3207 |

## Indicative selling price

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

Range between $700,000 & $750,000

## Median sale price

Median price $740,000 Property Type Unit Suburb Port Melbourne

Period - From 18/12/2024 to 17/06/2025 Source core_logic

## Comparable property sales (*Delete A or B below as applicable)

**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.

| Address of comparable property | Price | Date of sale |
|---|---|---|
| 207/55 Bay Street Port Melbourne VIC 3207 | $715,000 | 05/04/2025 |
| | | |
| | | |

This Statement of Information was prepared on: 18/06/2025