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	4 Allen Place, Port Melbourne Vic 3207

Indicative selling price

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

Single price: $859,000

Median sale price

Median price: $742,600 Property Type: Unit Suburb: Port Melbourne

Period - From: 01/10/2024 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	23 Bridge St PORT MELBOURNE 3207	$825,000	20/08/2024
2	273 Esplanade East PORT MELBOURNE 3207	$900,000	21/08/2024
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 15:59

4 Allen Place, Port Melbourne Vic 3207

BigginScott



1 1 0

Property Type: House

Agent Comments

Indicative Selling Price
$859,000
Median Unit Price
December quarter 2024: $742,600

Comparable Properties



23 Bridge St PORT MELBOURNE 3207 (REI/VG)

2 1 -

Price: $825,000
Method: Private Sale
Date: 20/08/2024
Property Type: House
Land Size: 95 sqm approx

Agent Comments



273 Esplanade East PORT MELBOURNE 3207 (REI)

2 1 -

Price: $900,000
Method: Sold Before Auction
Date: 21/08/2024
Property Type: House

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 - Biggin & Scott | P: 8671 3777 | F: 8671 3700

REIV THE DIFFERENCE | propertydata.com.au

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