

# 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

5/103a Stokes Street, Port Melbourne Vic 3207

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,630,000 & \$1,790,000

### Median sale price

Median price \$1,775,000 Property Type House Suburb Port Melbourne

Period - From 01/01/2023 to 31/12/2023 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	11/103a Stokes St PORT MELBOURNE 3207	\$1,641,000	01/12/2023
2			
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: 23/01/2024 15:57



3   2   2

**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$1,630,000 - \$1,790,000  
**Median House Price**  
Year ending December 2023: \$1,775,000

## Comparable Properties



**11/103a Stokes St PORT MELBOURNE 3207 (REI)**

Agent Comments

3   2   2

**Price:** \$1,641,000  
**Method:** Sold Before Auction  
**Date:** 01/12/2023  
**Property Type:** House (Res)

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.

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