Statement of Information Single residential property located in the Melbourne metropolitan area

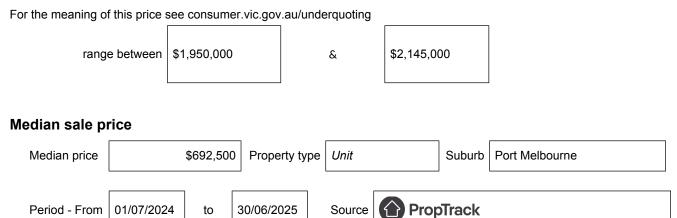
Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

1108/3 Tarver Street, Port Melbourne, Vic 3207

Indicative selling price



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 |
|--|-------------|--------------|
| 807/127 Beach Street, Port Melbourne, VIC 3207 | \$2,110,000 | 18/06/2025 |
| 507/115 Beach Street, Port Melbourne, VIC 3207 | \$1,875,000 | 04/03/2025 |
| 803/142 Rouse St, Port Melbourne, VIC 3207 | \$2,050,000 | 31/01/2025 |

OR

B^{*} The estate agent or agent's representative reasonably believes that fewer than three comparable propertieswere sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 14/07/2025

