

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

804/320-332 PLUMMER STREET PORT MELBOURNE VIC 3207

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$775,000

&

\$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$732,500

Property type

Unit

Suburb

Port Melbourne

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Cotality

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 6 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

11/120 PRINCES STREET PORT MELBOURNE VIC 3207	\$870,000	05-May-25
507/3 TARVER STREET PORT MELBOURNE VIC 3207	\$810,000	15-May-25
307/3 TARVER STREET PORT MELBOURNE VIC 3207	\$790,000	25-Jun-25

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 6 months.~~

This Statement of Information was prepared on: 28 July 2025



11/120 PRINCES STREET PORT MELBOURNE VIC 3207

 2  2  1

Sold Price

\$870,000

Sold Date **05-May-25**

Distance

1.6km



507/3 TARVER STREET PORT MELBOURNE VIC 3207

 3  2  2

Sold Price

\$810,000

Sold Date **15-May-25**

Distance

0km



307/3 TARVER STREET PORT MELBOURNE VIC 3207

 3  2  1

Sold Price

^{RS} **\$790,000**

Sold Date **25-Jun-25**

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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