

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

22/3 Seisman Place, Port Melbourne VIC 3207

Indicative selling price

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

Range between

\$2,000,000

&

\$2,200,000

Median sale price

Median price

\$745,000

Property Type

Unit

Suburb

Port Melbourne

Period - From

03/12/2024

to

02/06/2025

Source

core_logic

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
41/8 Graham Street Port Melbourne VIC 3207	\$2,250,000	17/01/2025
21/156 Beaconsfield Parade Albert Park VIC 3206	\$1,825,000	23/12/2024
4/230-232 Ferrars Street South Melbourne VIC 3205	\$2,000,000	24/05/2025

This Statement of Information was prepared on:

03/06/2025