

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

17 The Cove, Port Melbourne Vic 3207

Indicative selling price

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

Range between

\$1,700,000

&

\$1,750,000

Median sale price

Median price

\$1,620,000

Property Type

House

Suburb

Port Melbourne

Period - From

01/07/2025

to

30/06/2026

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	9 Hobsons Bay Pde PORT MELBOURNE 3207	\$1,720,000	07/07/2026
2	21 Hobsons Bay Pde PORT MELBOURNE 3207	\$1,800,000	06/05/2026
3	421 Nott St PORT MELBOURNE 3207	\$1,720,000	19/01/2026

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:

15/07/2026 16:09



3
 2
 1

Property Type: House
Land Size: 217 sqm approx
Agent Comments

Indicative Selling Price
 \$1,700,000 - \$1,750,000
Median House Price
 Year ending June 2026: \$1,620,000

Comparable Properties



9 Hobsons Bay Pde PORT MELBOURNE 3207 (REI)

Agent Comments

3
 2
 2

Price: \$1,720,000
Method: Private Sale
Date: 07/07/2026
Property Type: House
Land Size: 200 sqm approx



21 Hobsons Bay Pde PORT MELBOURNE 3207 (REI/VG)

Agent Comments

3
 2
 2

Price: \$1,800,000
Method: Private Sale
Date: 06/05/2026
Property Type: House
Land Size: 180 sqm approx



421 Nott St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

3
 2
 1

Price: \$1,720,000
Method: Private Sale
Date: 19/01/2026
Property Type: House (Res)
Land Size: 118 sqm approx

Account - Marshall White | P: 03 9822 9999