

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

392 Williamstown Road, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$1,800,000 & \$1,900,000

Median sale price

Median price \$1,675,000 Property Type House Suburb Port Melbourne

Period - From 01/07/2025 to 30/09/2025 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	360 Williamstown Rd PORT MELBOURNE 3207	\$2,040,000	03/10/2025
2	7 Edwards Av PORT MELBOURNE 3207	\$1,950,000	23/07/2025
3	10 Sandridge Av PORT MELBOURNE 3207	\$1,850,000	01/07/2025

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:

20/11/2025 13:43



3 2 3

Property Type: House (Res)

Agent Comments

Peter Zervas
9068 4850
0405 682 173
peterz@whitefoxrealestate.com.au

Indicative Selling Price

\$1,800,000 - \$1,900,000

Median House Price

September quarter 2025: \$1,675,000

Comparable Properties



360 Williamstown Rd PORT MELBOURNE 3207 (REI)

Agent Comments

4 2 3

Price: \$2,040,000

Method: Private Sale

Date: 03/10/2025

Property Type: House

Land Size: 449 sqm approx



7 Edwards Av PORT MELBOURNE 3207 (REI/VG)

Agent Comments

3 1 3

Price: \$1,950,000

Method: Private Sale

Date: 23/07/2025

Property Type: House

Land Size: 409 sqm approx



10 Sandridge Av PORT MELBOURNE 3207 (REI/VG)

Agent Comments

3 2 2

Price: \$1,850,000

Method: Private Sale

Date: 01/07/2025

Property Type: House

Land Size: 280 sqm approx