

# 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

45 Albert Street, Port Melbourne Vic 3207

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,300,000

&

\$1,400,000

### Median sale price

Median price \$1,627,500

Property Type House

Suburb Port Melbourne

Period - From 01/07/2024

to

30/06/2025

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 | 65 Alfred St PORT MELBOURNE 3207  | \$1,416,000 | 20/09/2025   |
| 2 | 49 Farrell St PORT MELBOURNE 3207 | \$1,420,000 | 06/08/2025   |
| 3 | 125 Ross St PORT MELBOURNE 3207   | \$1,300,000 | 07/06/2025   |

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:

01/10/2025 16:51

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**Indicative Selling Price**

\$1,300,000 - \$1,400,000

**Median House Price**

Year ending June 2025: \$1,627,500



2 1 1

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 188 sqm approx

**Agent Comments**

## Comparable Properties

**65 Alfred St PORT MELBOURNE 3207 (REI)**

**Agent Comments**

2 1 -

**Price:** \$1,416,000

**Method:** Auction Sale

**Date:** 20/09/2025

**Property Type:** House (Res)



**49 Farrell St PORT MELBOURNE 3207 (REI)**

**Agent Comments**

2 2 1

**Price:** \$1,420,000

**Method:** Sold Before Auction

**Date:** 06/08/2025

**Property Type:** House (Res)



**125 Ross St PORT MELBOURNE 3207 (REI)**

**Agent Comments**

2 1 -

**Price:** \$1,300,000

**Method:** Private Sale

**Date:** 07/06/2025

**Property Type:** House

**Account - Marshall White** | P: 03 9822 9999