

# 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

360 Williamstown Road, 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 \$1,850,000

&

\$2,000,000

### Median sale price

Median price \$1,727,500

Property Type House

Suburb Port Melbourne

Period - From 01/04/2025

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 | 7 Edwards Av PORT MELBOURNE 3207  | \$1,950,000 | 23/07/2025   |
| 2 | 61 Poolman St PORT MELBOURNE 3207 | \$1,922,000 | 04/07/2025   |
| 3 | 32 Page Av PORT MELBOURNE 3207    | \$1,875,000 | 11/05/2025   |

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:

01/08/2025 12:29



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 448 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,850,000 - \$2,000,000  
**Median House Price**  
June quarter 2025: \$1,727,500

## Comparable Properties



**7 Edwards Av PORT MELBOURNE 3207 (REI)**

**Agent Comments**



**Price:** \$1,950,000  
**Method:** Private Sale  
**Date:** 23/07/2025  
**Property Type:** House  
**Land Size:** 409 sqm approx



**61 Poolman St PORT MELBOURNE 3207 (REI)**

**Agent Comments**



**Price:** \$1,922,000  
**Method:** Private Sale  
**Date:** 04/07/2025  
**Property Type:** House  
**Land Size:** 388 sqm approx



**32 Page Av PORT MELBOURNE 3207 (REI)**

**Agent Comments**



**Price:** \$1,875,000  
**Method:** Private Sale  
**Date:** 11/05/2025  
**Property Type:** House

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



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