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	45 Albert Street, Port Melbourne Vic 3207
Including suburb and	
postcode	

Indicative selling price

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

Single price \$1,525,000

Median sale price

Median price	\$1,675,000	Pro	perty Type	House		Suburb	Port Melbourne
Period - From	01/10/2024	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

Add	dress 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 comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	25/10/2025 15:39











Property Type: House Land Size: 182 sqm approx

Agent Comments

Indicative Selling Price \$1,525,000 **Median House Price**

Year ending September 2025: \$1,675,000

Comparable Properties

65 Alfred St PORT MELBOURNE 3207 (REI)

Agent Comments

Price: \$1,416,000 Method: Auction Sale Date: 20/09/2025

Property Type: House (Res)



49 Farrell St PORT MELBOURNE 3207 (REI/VG)

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Agent Comments

Agent Comments

Price: \$1,420,000

Method: Sold Before Auction

Date: 06/08/2025

Property Type: House (Res) Land Size: 106 sqm approx



125 Ross St PORT MELBOURNE 3207 (REI/VG)

Method: Private Sale



Price: \$1,300,000

Date: 07/06/2025 Property Type: House Land Size: 149 sqm approx

Account - Marshall White | P: 03 9822 9999





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