

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

181 Stokes Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$1,215,000

Property Type

Townhouse

Suburb

Port Melbourne

Period - From

26/05/2024

to

25/05/2025

Source

Property Data

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	36 Little Page St ALBERT PARK 3206	\$1,155,000	10/05/2025
2	118 Farrell St PORT MELBOURNE 3207	\$1,180,000	06/02/2025
3	181 Liardet St PORT MELBOURNE 3207	\$1,190,000	06/12/2024

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:

26/05/2025 12:47



Property Type:
Divorce/Estate/Family Transfers
Land Size: 128 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median Townhouse Price
26/05/2024 - 25/05/2025: \$1,215,000

Comparable Properties



36 Little Page St ALBERT PARK 3206 (REI)

Agent Comments



Price: \$1,155,000
Method: Auction Sale
Date: 10/05/2025
Property Type: House



118 Farrell St PORT MELBOURNE 3207 (VG)

Agent Comments



Price: \$1,180,000
Method: Sale
Date: 06/02/2025
Property Type: House - Attached House N.E.C.
Land Size: 147 sqm approx



181 Liardet St PORT MELBOURNE 3207 (REI)

Agent Comments



Price: \$1,190,000
Method: Private Sale
Date: 06/12/2024
Property Type: House
Land Size: 148 sqm approx