

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 85 Dunstan Parade, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$1,380,000 & \$1,480,000

Median sale price

Median price \$1,655,000 Property Type House Suburb Port Melbourne

Period - From 29/01/2025 to 28/01/2026 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	18 Portview Sq PORT MELBOURNE 3207	\$1,470,000	14/12/2025
2	374 Graham St PORT MELBOURNE 3207	\$1,315,000	13/12/2025
3	45 Albert St PORT MELBOURNE 3207	\$1,400,000	05/12/2025

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.~~

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3 1 1

Property Type: House - Attached
House N.E.C.

Land Size: 345 sqm approx

Agent Comments

Indicative Selling Price

\$1,380,000 - \$1,480,000

Median House Price

29/01/2025 - 28/01/2026: \$1,655,000

Comparable Properties



18 Portview Sq PORT MELBOURNE 3207 (REI)

Agent Comments

3 2 1

Price: \$1,470,000

Method: Private Sale

Date: 14/12/2025

Property Type: House



374 Graham St PORT MELBOURNE 3207 (REI)

Agent Comments

3 1 1

Price: \$1,315,000

Method: Auction Sale

Date: 13/12/2025

Property Type: House (Res)

Land Size: 243 sqm approx



45 Albert St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

2 1 1

Price: \$1,400,000

Method: Private Sale

Date: 05/12/2025

Property Type: House

Land Size: 182 sqm approx

Account - VICPROP | P: 03 8888 1011



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