

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

Single price \$1,480,000

Median sale price

Median price \$1,635,000

Property Type House

Suburb Port Melbourne

Period - From 01/10/2025

to 31/12/2025

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	82 Station St PORT MELBOURNE 3207	\$1,375,000	10/02/2026
2	18 Portview Sq PORT MELBOURNE 3207	\$1,470,000	14/12/2025
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.~~

This Statement of Information was prepared on:

23/02/2026 12:12

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Indicative Selling Price

\$1,480,000

Median House Price

December quarter 2025: \$1,635,000



3 1 1

Property Type: House (Res)

Land Size: 345 sqm approx

Agent Comments

Comparable Properties



82 Station St PORT MELBOURNE 3207 (REI)

Agent Comments

2 1 -

Price: \$1,375,000

Method: Private Sale

Date: 10/02/2026

Property Type: House



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



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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