

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

Single price

\$2,070,000

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:

13/09/2025 15:34



4 2 3

Property Type: House
Land Size: 449 sqm approx
Agent Comments

Indicative Selling Price
\$2,070,000
Median House Price
June quarter 2025: \$1,727,500

Comparable Properties



7 Edwards Av PORT MELBOURNE 3207 (REI/VG)

Agent Comments

3 1 3

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

4 2 3

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/VG)

Agent Comments

4 2 2

Price: \$1,875,000
Method: Private Sale
Date: 11/05/2025
Property Type: House
Land Size: 362 sqm approx

Account - Marshall White | P: 03 9822 9999



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