Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address Including suburb and postcode 179 Esplanade West, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$1,600,000 & \$1,700,000

Median sale price

Median price	\$1,207,500	Pro	perty Type To	ownhouse		Suburb	Port Melbourne
Period - From	09/04/2024	to	08/04/2025	S	ource	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

	aress of comparable property	1 1100	Date of Sale
1	13/103a Stokes St PORT MELBOURNE 3207	\$1,600,000	21/03/2025
2	179 Princes St PORT MELBOURNE 3207	\$1,660,000	04/04/2025
3	116 Esplanade West PORT MELBOURNE 3207	\$1,700,000	24/12/2024

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:	09/04/2025 17:22



Date of sale











Property Type: Townhouse Agent Comments

Indicative Selling Price \$1,600,000 - \$1,700,000 Median Townhouse Price 09/04/2024 - 08/04/2025: \$1,207,500

Comparable Properties



13/103a Stokes St PORT MELBOURNE 3207 (REI)

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Price: \$1,600,000

Method: Sold Before Auction

Date: 21/03/2025

Property Type: House (Res)

Agent Comments



179 Princes St PORT MELBOURNE 3207 (REI)

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3







Price: \$1,660,000

Method: Sold Before Auction

Date: 04/04/2025

Property Type: House (Res)

Agent Comments



116 Esplanade West PORT MELBOURNE 3207 (REI/VG) Agent Comments

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Price: \$1,700,000 Method: Private Sale Date: 24/12/2024

Property Type: Townhouse (Single)

Account - Biggin & Scott | P: 8671 3777 | F: 8671 3700





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