

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

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

Property Type

Townhouse

Suburb

Port Melbourne

Period - From

09/04/2024

to

08/04/2025

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	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



3 2

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)

Agent Comments

3 2 2

Price: \$1,600,000
Method: Sold Before Auction
Date: 21/03/2025
Property Type: House (Res)



179 Princes St PORT MELBOURNE 3207 (REI)

Agent Comments

3 2 1

Price: \$1,660,000
Method: Sold Before Auction
Date: 04/04/2025
Property Type: House (Res)



116 Esplanade West PORT MELBOURNE 3207 (REI/VG)

Agent Comments

3 2 2

Price: \$1,700,000
Method: Private Sale
Date: 24/12/2024
Property Type: Townhouse (Single)