

# 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

172 Dow Street, Port Melbourne Vic 3207

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,280,000

### Median sale price

Median price \$1,625,000

Property Type House

Suburb Port Melbourne

Period - From 01/04/2025

to 31/03/2026

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	12 Little Tribe St SOUTH MELBOURNE 3205	\$1,225,000	29/11/2025
2			
3			

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:

18/05/2026 13:35

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**Indicative Selling Price**

\$1,280,000

**Median House Price**

Year ending March 2026: \$1,625,000



 2  1  0

**Property Type:** House

**Land Size:** 140 sqm approx

Agent Comments

## Comparable Properties



12 Little Tribe St SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments

 2  1  -

**Price:** \$1,225,000

**Method:** Auction Sale

**Date:** 29/11/2025

**Property Type:** House (Res)

**Land Size:** 120 sqm approx

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.