

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

160 Farrell Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$2,700,000 & \$2,900,000

Median sale price

Median price \$1,700,000 Property Type House Suburb Port Melbourne

Period - From 01/01/2025 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	406 Coventry St SOUTH MELBOURNE 3205	\$2,720,000	06/12/2025
2	258 Montague St SOUTH MELBOURNE 3205	\$2,710,000	24/10/2025
3	18 Swallow St PORT MELBOURNE 3207	\$2,835,000	12/10/2025

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:

28/01/2026 12:46



 4
  2
  1

Property Type:
Land Size: 327 sqm approx
Agent Comments

Indicative Selling Price
 \$2,700,000 - \$2,900,000
Median House Price
 Year ending December 2025: \$1,700,000

Comparable Properties



406 Coventry St SOUTH MELBOURNE 3205 (REI)

Agent Comments

 4
  3
  1

Price: \$2,720,000
Method: Auction Sale
Date: 06/12/2025
Property Type: House (Res)



258 Montague St SOUTH MELBOURNE 3205 (REI)

Agent Comments

 4
  1
  3

Price: \$2,710,000
Method: Sold Before Auction
Date: 24/10/2025
Property Type: House (Res)
Land Size: 328 sqm approx



18 Swallow St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

 4
  2
  4

Price: \$2,835,000
Method: Sold Before Auction
Date: 12/10/2025
Property Type: House (Res)
Land Size: 342 sqm approx