

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

1 Park Square, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$2,550,000 & \$2,750,000

Median sale price

Median price \$1,675,000 Property Type House Suburb Port Melbourne

Period - From 01/07/2025 to 30/09/2025 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	1 Mariposa PI PORT MELBOURNE 3207	\$2,665,000	18/10/2025
2	15 Danks St ALBERT PARK 3206	\$2,600,000	27/09/2025
3	243 Graham St PORT MELBOURNE 3207	\$2,550,000	19/06/2025

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:

17/11/2025 15:51



 4  2.5  2

Rooms: 7

Property Type: House

Land Size: 377.852 sqm approx

Agent Comments

Indicative Selling Price

\$2,550,000 - \$2,750,000

Median House Price

September quarter 2025: \$1,675,000

Comparable Properties



1 Mariposa PI PORT MELBOURNE 3207 (REI)

Agent Comments

 4  2  2

Price: \$2,665,000

Method: Auction Sale

Date: 18/10/2025

Property Type: House (Res)



15 Danks St ALBERT PARK 3206 (REI/VG)

Agent Comments

 3  3  2

Price: \$2,600,000

Method: Auction Sale

Date: 27/09/2025

Property Type: House (Res)



243 Graham St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

 4  3  2

Price: \$2,550,000

Method: Private Sale

Date: 19/06/2025

Property Type: House

Land Size: 149 sqm approx

Account - Hodges | P: 03 9596 1111 | F: 03 9596 7139