

## 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	<span style="border: 1px solid black; padding: 2px;">\$1,675,000</span>	Property Type	<span style="border: 1px solid black; padding: 2px;">House</span>	Suburb	<span style="border: 1px solid black; padding: 2px;">Port Melbourne</span>
Period - From	<span style="border: 1px solid black; padding: 2px;">01/07/2025</span>	to	<span style="border: 1px solid black; padding: 2px;">30/09/2025</span>	Source	<span style="border: 1px solid black; padding: 2px;">REIV</span>

#### 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



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**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 Pl PORT MELBOURNE 3207 (REI)



4



2



2

**Price:** \$2,665,000**Method:** Auction Sale**Date:** 18/10/2025**Property Type:** House (Res)

Agent Comments



### 15 Danks St ALBERT PARK 3206 (REI/VG)



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3



2

**Price:** \$2,600,000**Method:** Auction Sale**Date:** 27/09/2025**Property Type:** House (Res)

Agent Comments



### 243 Graham St PORT MELBOURNE 3207 (REI/VG)



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3



2

**Price:** \$2,550,000**Method:** Private Sale**Date:** 19/06/2025**Property Type:** House**Land Size:** 149 sqm approx

Agent Comments

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