

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

4 Thomas Street, Port Melbourne Vic 3207

Indicative selling price

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

Single price \$1,210,000

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	19 Legon St PORT MELBOURNE 3207	\$1,220,000	13/10/2025
2	10/15 Beach St PORT MELBOURNE 3207	\$1,165,000	23/09/2025
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:

25/10/2025 14:53



2 1 1

Property Type: House
Agent Comments

Indicative Selling Price
\$1,210,000
Median House Price
September quarter 2025: \$1,675,000

Comparable Properties



19 Legon St PORT MELBOURNE 3207 (REI)

Agent Comments

2 1 1

Price: \$1,220,000
Method: Sold Before Auction
Date: 13/10/2025
Property Type: House



10/15 Beach St PORT MELBOURNE 3207 (REI)

Agent Comments

2 2 1

Price: \$1,165,000
Method: Private Sale
Date: 23/09/2025
Property Type: Townhouse (Single)

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.

Account - Jellis Craig | P: 03 8644 5500



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