

# 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 85 Dunstan Parade, 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)

Range between \$1,380,000 & \$1,430,000

### Median sale price

Median price \$1,570,000 Property Type House Suburb Port Melbourne

Period - From 01/01/2026 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	175 Farrell St PORT MELBOURNE 3207	\$1,350,000	05/05/2026
2	95 Dunstan Pde PORT MELBOURNE 3207	\$1,330,000	28/03/2026
3	82 Station St PORT MELBOURNE 3207	\$1,375,000	10/02/2026

**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: 16/05/2026 00:13



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**Property Type:** House (Res)

**Land Size:** 345 sqm approx

Agent Comments

## Comparable Properties



175 Farrell St PORT MELBOURNE 3207 (REI)

Agent Comments

2 1 -

**Price:** \$1,350,000

**Method:** Sold Before Auction

**Date:** 05/05/2026

**Property Type:** House

**Land Size:** 183 sqm approx



95 Dunstan Pde PORT MELBOURNE 3207 (REI/VG)

Agent Comments

5 2 -

**Price:** \$1,330,000

**Method:** Auction Sale

**Date:** 28/03/2026

**Property Type:** House (Res)

**Land Size:** 330 sqm approx



82 Station St PORT MELBOURNE 3207 (REI)

Agent Comments

2 1 -

**Price:** \$1,375,000

**Method:** Private Sale

**Date:** 10/02/2026

**Property Type:** House