

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

31 Poolman Street, Port Melbourne VIC 3207

Indicative selling price

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

Range between

\$1,795,000

&

\$1,795,000

Median sale price

Median price

\$1,627,500

Property Type

House

Suburb

Port Melbourne

Period - From

28/01/2025

to

27/07/2025

Source

pdol

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
61 Poolman St, Port Melbourne Vic	\$1,922,000	04/07/2025
10 Sandridge Av, Port Melbourne Vic	\$1,850,000	01/07/2025
32 Page Av, Port Melbourne Vic	\$1,875,000	11/05/2025

This Statement of Information was prepared on:

28/07/2025