

# 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

7 Edwards Avenue, 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 \$1,850,000

&

\$1,950,000

### Median sale price

Median price \$1,727,500

Property Type House

Suburb Port Melbourne

Period - From 01/04/2025

to

30/06/2025

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	61 Poolman St PORT MELBOURNE 3207	\$1,922,000	04/07/2025
2	32 Page Av PORT MELBOURNE 3207	\$1,875,000	11/05/2025
3	22 Tucker Av PORT MELBOURNE 3207	\$1,885,000	09/05/2025

**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:

08/07/2025 17:00



3 1 3

**Property Type:** House (Res)

**Land Size:** 400 sqm approx

**Agent Comments**

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**Indicative Selling Price**

\$1,850,000 - \$1,950,000

**Median House Price**

June quarter 2025: \$1,727,500

## Comparable Properties



**61 Poolman St PORT MELBOURNE 3207 (REI)**

**Agent Comments**

4 2 3

**Price:** \$1,922,000

**Method:** Private Sale

**Date:** 04/07/2025

**Property Type:** House

**Land Size:** 388 sqm approx



**32 Page Av PORT MELBOURNE 3207 (REI)**

**Agent Comments**

4 2 2

**Price:** \$1,875,000

**Method:** Private Sale

**Date:** 11/05/2025

**Property Type:** House



**22 Tucker Av PORT MELBOURNE 3207 (REI)**

**Agent Comments**

3 3 2

**Price:** \$1,885,000

**Method:** Private Sale

**Date:** 09/05/2025

**Property Type:** House