

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

172 Dow Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

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	417 Bay St PORT MELBOURNE 3207	\$1,410,000	31/05/2025
2	116 Graham St ALBERT PARK 3206	\$1,592,000	25/04/2025
3	36 Glover St SOUTH MELBOURNE 3205	\$1,460,000	31/03/2025

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:

18/07/2025 14:59

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Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

June quarter 2025: \$1,727,500

**Property Type:**

Divorce/Estate/Family Transfers

Land Size: 130 sqm approx

Agent Comments

Comparable Properties

**417 Bay St PORT MELBOURNE 3207 (REI)**

Agent Comments

**Price:** \$1,410,000**Method:** Auction Sale**Date:** 31/05/2025**Property Type:** House (Res)**116 Graham St ALBERT PARK 3206 (REI/VG)**

Agent Comments

**Price:** \$1,592,000**Method:** Private Sale**Date:** 25/04/2025**Property Type:** House**Land Size:** 131 sqm approx**36 Glover St SOUTH MELBOURNE 3205 (REI/VG)**

Agent Comments

**Price:** \$1,460,000**Method:** Private Sale**Date:** 31/03/2025**Property Type:** House (Res)**Land Size:** 167 sqm approx