

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

10/165 STOKES STREET PORT MELBOURNE VIC 3207

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$390,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$728,500

Property type

Unit

Suburb

Port Melbourne

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

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 6 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

124/70 NOTT STREET PORT MELBOURNE VIC 3207	\$395,000	12-Jun-25
3/87 ROSS STREET PORT MELBOURNE VIC 3207	\$417,500	21-Jun-25
4/76 CROCKFORD STREET PORT MELBOURNE VIC 3207	\$415,000	01-Jul-25

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 6 months.~~

This Statement of Information was prepared on: 24 September 2025



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**124/70 NOTT STREET PORT
MELBOURNE VIC 3207**

1 1 -

Sold Price

\$395,000

Sold Date

12-Jun-25

Distance

0.28km



**3/87 ROSS STREET PORT
MELBOURNE VIC 3207**

1 1 1

Sold Price

\$417,500

Sold Date

21-Jun-25

Distance

0.34km



**4/76 CROCKFORD STREET PORT
MELBOURNE VIC 3207**

1 1 1

Sold Price

\$415,000

Sold Date

01-Jul-25

Distance

0.98km

RS = Recent sale

UN = Undisclosed Sale

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