# Statement of Information

# Single residential property located in the Melbourne metropolitan area

# Section 47AF of the Estate Agents Act 1980

| , ,                  |  |
|----------------------|--|
| Address              | 13 Orion Mews, Port Melbourne Vic 3207 |
| Including suburb and |  |

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|----------------------|--|
| Including suburb and |  |
| postcode             |  |
|                      |  |
|                      |  |

### Indicative selling price

Property offered for sale

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

Single price \$2,125,000

## Median sale price

| Median price  | \$1,675,000 | Pro | perty Type | House |        | Suburb | Port Melbourne |
|---------------|-------------|-----|------------|-------|--------|--------|----------------|
| Period - From | 01/07/2025  | to  | 30/09/2025 |       | 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Ad | dress of comparable property        | Price       | Date of sale |
|----|-------------------------------------|-------------|--------------|
| 1  | 79 The Crescent PORT MELBOURNE 3207 | \$2,165,000 | 17/10/2025   |
| 2  |                                     |             |              |
| 3  |                                     |             |              |

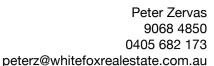
#### OR

В\* 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: | 05/12/2025 10:35 |
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#### WHITEFOX



**Indicative Selling Price** \$2,125,000 **Median House Price** 

September quarter 2025: \$1,675,000

**Agent Comments** 



Property Type: House

Land Size: 227 sqm approx

**Agent Comments** 

# Comparable Properties



79 The Crescent PORT MELBOURNE 3207 (REI)

3

Price: \$2,165,000 Method: Private Sale Date: 17/10/2025 Property Type: House

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.

Account - Whitefox Real Estate | P: 96459699



