

# 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

3 Page 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)

Single price \$1,695,000

### Median sale price

Median price \$1,675,000

Property 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 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		
2		
3		

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.~~

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**Indicative Selling Price**

\$1,695,000

**Median House Price**

September quarter 2025: \$1,675,000



**Property Type:** House

**Land Size:** 340 sqm approx

Agent Comments

## Comparable Properties

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. 3 Page Avenue, Port Melbourne is a three bedroom, 2 bathroom, 2 car house on 340sqm and there have been no comparable sales in the last six months.

Account - Whitefox Real Estate | P: 96459699



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