

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

319 Esplanade East, Port Melbourne Vic 3207

Indicative selling price

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

Range between

\$1,900,000

&

\$2,000,000

Median sale price

Median price

\$1,525,000

Property Type

House

Suburb

Port Melbourne

Period - From

01/10/2024

to

31/12/2024

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	209 Esplanade West PORT MELBOURNE 3207	\$2,002,500	01/03/2025
2	89 Station St PORT MELBOURNE 3207	\$2,080,000	09/09/2024
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.

This Statement of Information was prepared on:

12/03/2025 17:30



3 2 1

Property Type: House
Agent Comments

Indicative Selling Price
\$1,900,000 - \$2,000,000
Median House Price
December quarter 2024: \$1,525,000

Comparable Properties



209 Esplanade West PORT MELBOURNE 3207 (REI)

Agent Comments

4 3 2

Price: \$2,002,500
Method: Auction Sale
Date: 01/03/2025
Property Type: House



89 Station St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

3 2 -

Price: \$2,080,000
Method: Private Sale
Date: 09/09/2024
Property Type: House
Land Size: 156 sqm approx

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.