

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

39 The Crescent, Port Melbourne Vic 3207

Indicative selling price

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

Single price \$2,035,000

Median sale price

Median price \$1,660,000

Property Type House

Suburb Port Melbourne

Period - From 26/11/2024

to 25/11/2025

Source Property Data

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	26 Beacon Vst PORT MELBOURNE 3207	\$2,100,000	22/11/2025
2	41 Beacon Vst PORT MELBOURNE 3207	\$2,180,000	22/11/2025
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:

26/11/2025 17:14



3 2 2

Property Type: House
Agent Comments

Indicative Selling Price
\$2,035,000
Median House Price
26/11/2024 - 25/11/2025: \$1,660,000

Comparable Properties



26 Beacon Vst PORT MELBOURNE 3207 (REI)

Agent Comments

3 2 3

Price: \$2,100,000
Method: Auction Sale
Date: 22/11/2025
Property Type: House (Res)



41 Beacon Vst PORT MELBOURNE 3207 (REI)

Agent Comments

3 3 2

Price: \$2,180,000
Method: Auction Sale
Date: 22/11/2025
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.