Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	7/174 Esplanade East Esplanade, Port Melbourne Vic 3207
Including suburb and	
postcode	

Indicative selling price

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

Range between \$850,000	&	\$890,000
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Median sale price

Median price	\$732,500	Pro	perty Type	Jnit		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

	aress of comparable property	1 1100	Date of Sale
1	502/99 Dow St PORT MELBOURNE 3207	\$885,000	20/10/2025
2	205/115 Nott St PORT MELBOURNE 3207	\$871,000	11/09/2025
3	504/274 Coventry St SOUTH MELBOURNE 3205	\$896,000	17/07/2025

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:	18/11/2025 11:21



Date of sale

WHITEFOX

Peter Zervas 9068 4850 0405 682 173 peterz@whitefoxrealestate.com.au

Indicative Selling Price \$850,000 - \$890,000 **Median Unit Price** September quarter 2025: \$732,500



Property Type: Agent Comments

Comparable Properties



502/99 Dow St PORT MELBOURNE 3207 (REI)

Agent Comments

Price: \$885,000 Method: Private Sale Date: 20/10/2025

Property Type: Apartment



205/115 Nott St PORT MELBOURNE 3207 (REI/VG)

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Agent Comments

Price: \$871,000 Method: Private Sale Date: 11/09/2025

Property Type: Apartment



504/274 Coventry St SOUTH MELBOURNE 3205

(REI/VG)

بصا

Price: \$896.000 Method: Private Sale Date: 17/07/2025

Property Type: Apartment

Agent Comments

Account - Whitefox Real Estate | P: 96459699



