

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

7 Edwards Avenue, Port Melbourne Vic 3207

Indicative selling price

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

Range between

\$1,850,000

&

\$1,950,000

Median sale price

Median price

\$1,727,500

Property Type

House

Suburb

Port Melbourne

Period - From

01/04/2025

to

30/06/2025

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	61 Poolman St PORT MELBOURNE 3207	\$1,922,000	04/07/2025
2	32 Page Av PORT MELBOURNE 3207	\$1,875,000	11/05/2025
3	22 Tucker Av PORT MELBOURNE 3207	\$1,885,000	09/05/2025

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:

08/07/2025 17:00



3 1 3

Property Type: House (Res)

Land Size: 400 sqm approx

Agent Comments

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Indicative Selling Price

\$1,850,000 - \$1,950,000

Median House Price

June quarter 2025: \$1,727,500

Comparable Properties



61 Poolman St PORT MELBOURNE 3207 (REI)

Agent Comments

4 2 3

Price: \$1,922,000

Method: Private Sale

Date: 04/07/2025

Property Type: House

Land Size: 388 sqm approx



32 Page Av PORT MELBOURNE 3207 (REI)

Agent Comments

4 2 2

Price: \$1,875,000

Method: Private Sale

Date: 11/05/2025

Property Type: House



22 Tucker Av PORT MELBOURNE 3207 (REI)

Agent Comments

3 3 2

Price: \$1,885,000

Method: Private Sale

Date: 09/05/2025

Property Type: House