# 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	72 The Crescent, Port Melbourne Vic 3207
Including suburb and	
postcode	

#### Indicative selling price

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

Single price \$2,050,000

### Median sale price

Median price \$1,675,000	Property Type Hou	ıse	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

Address of comparable property		Price	Date of sale
1	26 Beacon Vst PORT MELBOURNE 3207	\$2,100,000	22/11/2025
2	1 Crichton Av PORT MELBOURNE 3207	\$2,157,000	12/11/2025
3	79 The Crescent PORT MELBOURNE 3207	\$2,165,000	17/10/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	28/11/2025 16:32



#### WHITEFOX

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> **Indicative Selling Price** \$2,050,000 **Median House Price**

September quarter 2025: \$1,675,000





Property Type: House **Agent Comments** 

# Comparable Properties



26 Beacon Vst PORT MELBOURNE 3207 (REI)

Price: \$2,100,000 Method: Auction Sale Date: 22/11/2025

Property Type: House (Res)

**Agent Comments** 

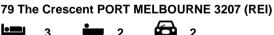


1 Crichton Av PORT MELBOURNE 3207 (REI)

**Agent Comments** 

Price: \$2,157,000 Method: Private Sale Date: 12/11/2025 Property Type: House





**Agent Comments** 



Price: \$2,165,000 Method: Private Sale Date: 17/10/2025 Property Type: House

Account - Whitefox Real Estate | P: 96459699



