

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

72 The Crescent, Port Melbourne Vic 3207

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 House

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	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 comparable properties 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



3
 2
 2

Property Type: House

Agent Comments

Cheyne Fox
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Indicative Selling Price

\$2,050,000

Median House Price

September quarter 2025: \$1,675,000

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)



1 Crichton Av PORT MELBOURNE 3207 (REI)

Agent Comments

3
 2
 3

Price: \$2,157,000

Method: Private Sale

Date: 12/11/2025

Property Type: House



79 The Crescent PORT MELBOURNE 3207 (REI)

Agent Comments

3
 2
 2

Price: \$2,165,000

Method: Private Sale

Date: 17/10/2025

Property Type: House