

# 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

82 Stokes Street, Port Melbourne Vic 3207

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$1,500,000

&

\$1,650,000

### Median sale price

Median price

\$1,600,000

Property Type

House

Suburb

Port Melbourne

Period - From

01/09/2024

to

31/08/2025

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 | 149 Dow St PORT MELBOURNE 3207    | \$1,550,000 | 18/12/2024   |
| 2 | 131 Graham St PORT MELBOURNE 3207 | \$1,625,000 | 31/10/2024   |
| 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:

01/09/2025 16:37



2 1 1

Property Type: House  
Agent Comments

Indicative Selling Price  
\$1,500,000 - \$1,650,000  
Median House Price  
01/09/2024 - 31/08/2025: \$1,600,000

Comparable Properties



149 Dow St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

3 1 1

Price: \$1,550,000  
Method: Private Sale  
Date: 18/12/2024  
Property Type: House  
Land Size: 226 sqm approx



131 Graham St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

4 1 1

Price: \$1,625,000  
Method: Private Sale  
Date: 31/10/2024  
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.