

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

85 Dunstan Parade, Port Melbourne Vic 3207

Indicative selling price

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

Range between

\$1,300,000

&

\$1,350,000

Median sale price

Median price

\$1,445,000

Property Type

House

Suburb

Port Melbourne

Period - From

01/04/2026

to

30/06/2026

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	245 Princes St PORT MELBOURNE 3207	\$1,325,000	04/07/2026
2	175 Farrell St PORT MELBOURNE 3207	\$1,350,000	05/05/2026
3	95 Dunstan Pde PORT MELBOURNE 3207	\$1,330,000	28/03/2026

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:

13/07/2026 16:39

Maggie Sun

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Indicative Selling Price

\$1,300,000 - \$1,430,000

Median House Price

June quarter 2026: \$1,445,000



3 1 1

Property Type: House (Res)

Land Size: 345 sqm approx

Agent Comments

Comparable Properties



245 Princes St PORT MELBOURNE 3207 (REI)

Agent Comments

3 2 -

Price: \$1,325,000

Method: Sold Before Auction

Date: 04/07/2026

Property Type: House (Res)



175 Farrell St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

2 1 -

Price: \$1,350,000

Method: Sold Before Auction

Date: 05/05/2026

Property Type: House (Res)

Land Size: 183 sqm approx



95 Dunstan Pde PORT MELBOURNE 3207 (REI/VG)

Agent Comments

5 2 -

Price: \$1,330,000

Method: Auction Sale

Date: 28/03/2026

Property Type: House (Res)

Land Size: 330 sqm approx

Account - VICPROP | P: 03 8888 1011