

# 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

67 Albert Street, Port Melbourne Vic 3207

### Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

### Median sale price

Median price \$1,640,000

Property Type House

Suburb Port Melbourne

Period - From 03/11/2024

to

02/11/2025

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 | 417 Bay St PORT MELBOURNE 3207   | \$1,410,000 | 31/05/2025   |
| 2 | 65 Alfred St PORT MELBOURNE 3207 | \$1,416,000 | 20/09/2025   |
| 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:

03/11/2025 11:00



3 1 0

Property Type: House  
Land Size: 183 sqm approx  
Agent Comments

Indicative Selling Price  
\$1,350,000 - \$1,450,000  
Median House Price  
03/11/2024 - 02/11/2025: \$1,640,000

## Comparable Properties



417 Bay St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

3 1 -

Price: \$1,410,000  
Method: Auction Sale  
Date: 31/05/2025  
Property Type: House (Res)  
Land Size: 124 sqm approx

65 Alfred St PORT MELBOURNE 3207 (REI)

Agent Comments

2 1 -

Price: \$1,416,000  
Method: Auction Sale  
Date: 20/09/2025  
Property Type: House (Res)

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.