

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

39 The Crescent, Port Melbourne Vic 3207

Indicative selling price

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

Single price \$1,880,000

Median sale price

Median price \$1,620,000

Property Type House

Suburb Port Melbourne

Period - From 01/07/2025

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	62 Beacon Vst PORT MELBOURNE 3207	\$1,901,000	05/09/2026
2	21 Hobsons Bay Pde PORT MELBOURNE 3207	\$1,800,000	06/05/2026
3	56 Beacon Vst PORT MELBOURNE 3207	\$1,850,000	25/03/2026

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:

16/09/2026 11:00



3 2 2

Property Type: House
Agent Comments

Indicative Selling Price
\$1,880,000
Median House Price
Year ending June 2026: \$1,620,000

Comparable Properties



62 Beacon Vst PORT MELBOURNE 3207 (REI)

Agent Comments

3 2 2

Price: \$1,901,000
Method: Private Sale
Date: 05/09/2026
Property Type: House



21 Hobsons Bay Pde PORT MELBOURNE 3207 (REI)

Agent Comments

3 2 2

Price: \$1,800,000
Method: Private Sale
Date: 06/05/2026
Property Type: House



56 Beacon Vst PORT MELBOURNE 3207 (REI)

Agent Comments

3 2 2

Price: \$1,850,000
Method: Private Sale
Date: 25/03/2026
Property Type: House (Res)