

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

21 Hobsons Bay Parade, Port Melbourne Vic 3207

Indicative selling price

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

Single price \$1,845,000

Median sale price

Median price \$1,570,000

Property Type House

Suburb Port Melbourne

Period - From 01/01/2026

to 31/03/2026

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	72 The Crescent PORT MELBOURNE 3207	\$1,907,000	16/12/2025
2			
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:

30/04/2026 09:10



 3  2  2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,845,000

Median House Price

March quarter 2026: \$1,570,000

Comparable Properties



72 The Crescent PORT MELBOURNE 3207 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,907,000

Method: Private Sale

Date: 16/12/2025

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.

Account - Biggin & Scott | P: 8671 3777 | F: 8671 3700



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