

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

1 Mariposa Place, Port Melbourne Vic 3207

Indicative selling price

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

Single price

\$2,750,000

Median sale price

Median price

\$1,568,500

Property Type

House

Suburb

Port Melbourne

Period - From

22/08/2024

to

21/08/2025

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	259 The Boulevard PORT MELBOURNE 3207	\$2,950,000	29/01/2025
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:

22/08/2025 10:02



4 2 2

Property Type: House
Land Size: 313 sqm approx
Agent Comments

Indicative Selling Price
\$2,750,000
Median House Price
22/08/2024 - 21/08/2025: \$1,568,500

Comparable Properties



259 The Boulevard PORT MELBOURNE 3207 (VG)

Agent Comments

4 - -

Price: \$2,950,000
Method: Sale
Date: 29/01/2025
Property Type: House - Attached House N.E.C.
Land Size: 255 sqm approx

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.