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	10/165 STOKES STREET PORT MELBOURNE VIC 3207

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$390,000	&	$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$728,500	Property type	Unit	Suburb	Port Melbourne
Period-from	01 Sep 2024	to	31 Aug 2025	Source	Cotality

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

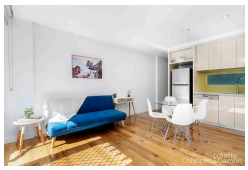
Address of comparable property	Price	Date of sale
124/70 NOTT STREET PORT MELBOURNE VIC 3207	$395,000	12-Jun-25
3/87 ROSS STREET PORT MELBOURNE VIC 3207	$417,500	21-Jun-25
4/76 CROCKFORD STREET PORT MELBOURNE VIC 3207	$415,000	01-Jul-25

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 6 months.~~

This Statement of Information was prepared on: 24 September 2025

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124/70 NOTT STREET PORT MELBOURNE VIC 3207

1 1 -

Sold Price **$395,000** Sold Date **12-Jun-25**

Distance **0.28km**



3/87 ROSS STREET PORT MELBOURNE VIC 3207

1 1 1

Sold Price **$417,500** Sold Date **21-Jun-25**

Distance **0.34km**



4/76 CROCKFORD STREET PORT MELBOURNE VIC 3207

1 1 1

Sold Price **$415,000** Sold Date **01-Jul-25**

Distance **0.98km**

RS = Recent sale **UN** = Undisclosed Sale

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