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	59 The Crescent, Port Melbourne Vic 3207

Indicative selling price

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

Range between $1,750,000 & $1,900,000

Median sale price

Median price $1,630,000 Property Type House Suburb Port Melbourne

Period - From 04/06/2024 to 03/06/2025 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	6 The Cove PORT MELBOURNE 3207	$1,750,000	03/04/2025
2	61 Beacon Vst PORT MELBOURNE 3207	$1,890,000	19/03/2025
3	186 Princes St PORT MELBOURNE 3207	$1,840,000	15/03/2025

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: 04/06/2025 14:16

59 The Crescent, Port Melbourne Vic 3207



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Property Type: House (Res)
Land Size: 207 sqm approx

Agent Comments

Indicative Selling Price
$1,750,000 - $1,900,000
Median House Price
04/06/2024 - 03/06/2025: $1,630,000

Comparable Properties



6 The Cove PORT MELBOURNE 3207 (REI/VG)

3 2 2

Price: $1,750,000
Method: Private Sale
Date: 03/04/2025
Property Type: House
Land Size: 218 sqm approx

Agent Comments



61 Beacon Vst PORT MELBOURNE 3207 (REI)

3 2 2

Price: $1,890,000
Method: Private Sale
Date: 19/03/2025
Property Type: House

Agent Comments



186 Princes St PORT MELBOURNE 3207 (REI/VG)

3 2 1

Price: $1,840,000
Method: Auction Sale
Date: 15/03/2025
Property Type: House (Res)
Land Size: 157 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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