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: 146 Dow Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between $5,000,000 & $5,500,000

Median sale price

Median price $1,700,000 Property Type House Suburb Port Melbourne

Period - From 01/01/2025 to 31/12/2025 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	2 Pickles St ALBERT PARK 3206	$5,000,000	28/11/2025
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: 11/02/2026 10:04

146 Dow Street, Port Melbourne Vic 3207



5 4 2

Property Type: House
Land Size: 350 sqm approx

Agent Comments

Indicative Selling Price
$5,000,000 - $5,500,000
Median House Price
Year ending December 2025: $1,700,000

Comparable Properties



2 Pickles St ALBERT PARK 3206 (REI)

4 2 3

Price: $5,000,000
Method: Private Sale
Date: 28/11/2025
Property Type: House

Agent Comments

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 - Marshall White | P: 03 9822 9999

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