

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 337 Howe Parade, Port Melbourne Vic 3207

Indicative selling price

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

Single price \$1,900,000

Median sale price

Median price \$1,600,000

Property Type House

Suburb Port Melbourne

Period - From 22/04/2025

to 21/04/2026

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	10 Tucker Av PORT MELBOURNE 3207	\$1,750,000	01/03/2026
2	3 Page Av PORT MELBOURNE 3207	\$1,595,000	11/01/2026
3	31 Poolman St PORT MELBOURNE 3207	\$1,660,000	18/09/2025

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:

22/04/2026 12:35