

# 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 95 Dunstan Parade, Port Melbourne Vic 3207

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,300,000 & \$1,430,000

### Median sale price

Median price \$1,620,000 Property Type House Suburb Port Melbourne

Period - From 05/03/2025 to 04/03/2026 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	82 Station St PORT MELBOURNE 3207	\$1,375,000	10/02/2026
2	374 Graham St PORT MELBOURNE 3207	\$1,315,000	13/12/2025
3	354 Ross St PORT MELBOURNE 3207	\$1,260,000	24/10/2025

**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: 05/03/2026 13:10



**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 322 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,300,000 - \$1,430,000  
**Median House Price**  
 05/03/2025 - 04/03/2026: \$1,620,000

## Comparable Properties



**82 Station St PORT MELBOURNE 3207 (REI)**

Agent Comments



**Price:** \$1,375,000  
**Method:** Private Sale  
**Date:** 10/02/2026  
**Property Type:** House



**374 Graham St PORT MELBOURNE 3207 (REI)**

Agent Comments



**Price:** \$1,315,000  
**Method:** Auction Sale  
**Date:** 13/12/2025  
**Property Type:** House (Res)  
**Land Size:** 243 sqm approx

**354 Ross St PORT MELBOURNE 3207 (VG)**

Agent Comments



**Price:** \$1,260,000  
**Method:** Sale  
**Date:** 24/10/2025  
**Property Type:** House - Attached House N.E.C.  
**Land Size:** 215 sqm approx

**Account** - Frank Gordon Port Melbourne | P: 9645 2411 | F: 9646 0499



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