

# 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

114 Stokes Street, 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 \$2,000,000 & \$2,200,000

### Median sale price

Median price \$1,838,000 Property Type House Suburb Port Melbourne

Period - From 01/01/2025 to 31/03/2025 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	114 Graham St PORT MELBOURNE 3207	\$1,925,000	29/03/2025
2	194 Esplanade East PORT MELBOURNE 3207	\$2,270,000	16/03/2025
3	352 Park St SOUTH MELBOURNE 3205	\$2,320,000	21/01/2025

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:

05/05/2025 16:43



5   
 2   
 2

**Property Type:** House  
**Land Size:** 294 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$2,000,000 - \$2,200,000  
**Median House Price**  
 March quarter 2025: \$1,838,000

## Comparable Properties



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

Agent Comments

3   
 2   
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**Price:** \$1,925,000  
**Method:** Auction Sale  
**Date:** 29/03/2025  
**Property Type:** House (Res)  
**Land Size:** 237 sqm approx



**194 Esplanade East PORT MELBOURNE 3207 (REI)**

Agent Comments

3   
 3   
 1

**Price:** \$2,270,000  
**Method:** Private Sale  
**Date:** 16/03/2025  
**Property Type:** House



**352 Park St SOUTH MELBOURNE 3205 (REI/VG)**

Agent Comments

3   
 2   
 1

**Price:** \$2,320,000  
**Method:** Private Sale  
**Date:** 21/01/2025  
**Property Type:** House  
**Land Size:** 169 sqm approx

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