

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

3 Centre Avenue, Port Melbourne Vic 3207

Indicative selling price

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

Range between

\$1,300,000

&

\$1,400,000

Median sale price

Median price

\$1,625,000

Property Type

House

Suburb

Port Melbourne

Period - From

01/04/2025

to

31/03/2026

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	95 Dunstan Pde PORT MELBOURNE 3207	\$1,330,000	28/03/2026
2	3 Page Av PORT MELBOURNE 3207	\$1,595,000	11/01/2026
3	374 Graham St PORT MELBOURNE 3207	\$1,315,000	13/12/2025

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:

27/05/2026 15:07



Property Type:
Divorce/Estate/Family Transfers
Land Size: 323 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,300,000 - \$1,400,000
Median House Price
Year ending March 2026: \$1,625,000

Comparable Properties



95 Dunstan Pde PORT MELBOURNE 3207 (REI/VG)

[Agent Comments](#)



Price: \$1,330,000
Method: Auction Sale
Date: 28/03/2026
Property Type: House (Res)
Land Size: 330 sqm approx



3 Page Av PORT MELBOURNE 3207 (REI/VG)

[Agent Comments](#)



Price: \$1,595,000
Method: Private Sale
Date: 11/01/2026
Property Type: House
Land Size: 340 sqm approx



374 Graham St PORT MELBOURNE 3207 (REI/VG)

[Agent Comments](#)



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