

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

35 Poolman Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$1,550,000

&

\$1,650,000

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	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			

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:

12/05/2026 11:05



3 1 2

Property Type:

Agent Comments

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Indicative Selling Price

\$1,550,000 - \$1,650,000

Median House Price

Year ending March 2026: \$1,625,000

Comparable Properties



10 Tucker Av PORT MELBOURNE 3207 (REI/VG)

Agent Comments

3 2 3

Price: \$1,750,000

Method: Sold After Auction

Date: 01/03/2026

Property Type: House

Land Size: 307 sqm approx



3 Page Av PORT MELBOURNE 3207 (REI/VG)

Agent Comments

3 2 2

Price: \$1,595,000

Method: Private Sale

Date: 11/01/2026

Property Type: House

Land Size: 340 sqm approx

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.