

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

6/72 Derham Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$790,000

Property Type Unit

Suburb Port Melbourne

Period - From 01/04/2026

to

30/06/2026

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	6/97-101 Cruikshank St PORT MELBOURNE 3207	\$1,140,000	25/07/2026
2	116 Nott St PORT MELBOURNE 3207	\$1,040,000	04/07/2026
3	22 Herbert Pl ALBERT PARK 3206	\$1,030,000	01/07/2026

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:

27/08/2026 17:25



3 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median Unit Price

June quarter 2026: \$790,000

Comparable Properties



6/97-101 Cruikshank St PORT MELBOURNE 3207 (REI)

Agent Comments

2 2 2

Price: \$1,140,000

Method: Auction Sale

Date: 25/07/2026

Property Type: Townhouse (Res)

Land Size: 115 sqm approx



116 Nott St PORT MELBOURNE 3207 (REI)

Agent Comments

2 1 -

Price: \$1,040,000

Method: Private Sale

Date: 04/07/2026

Property Type: House

Land Size: 127 sqm approx



22 Herbert Pl ALBERT PARK 3206 (REI)

Agent Comments

2 1 -

Price: \$1,030,000

Method: Private Sale

Date: 01/07/2026

Property Type: House (Res)