

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

8 CANBERRA MEWS PORT MELBOURNE VIC 3207

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,900,000

&

\$2,090,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,602,500

Property type

House

Suburb

Port Melbourne

Period-from

01 Jul 2025

to

30 Jun 2026

Source

Cotality

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 6 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

7 MORLEY STREET PORT MELBOURNE VIC 3207	\$2,100,000	18-Mar-25
13 ORION MEWS PORT MELBOURNE VIC 3207	\$2,075,000	06-Dec-25
29 BEACON VISTA PORT MELBOURNE VIC 3207	\$2,075,000	09-Apr-25

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 6 months.~~

This Statement of Information was prepared on: 23 July 2026


**7 MORLEY STREET PORT
MELBOURNE VIC 3207**

 3
  2
  2

Sold Price **\$2,100,000** Sold Date **18-Mar-25**

Distance **0.04km**


**13 ORION MEWS PORT
MELBOURNE VIC 3207**

 2
  2
  2

Sold Price **\$2,075,000** Sold Date **06-Dec-25**

Distance **0.15km**


**29 BEACON VISTA PORT
MELBOURNE VIC 3207**

 3
  2
  2

Sold Price Sold Date **09-Apr-25**

Distance **0.32km**

RS = Recent sale UN = Undisclosed Sale

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