

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

97 Dunstan Parade, 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

\$1,620,000

Property Type

House

Suburb

Port Melbourne

Period - From

01/07/2025

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	245 Princes St PORT MELBOURNE 3207	\$1,325,000	04/07/2026
2	95 Dunstan Pde PORT MELBOURNE 3207	\$1,330,000	28/03/2026
3	1/12 Barlow St PORT MELBOURNE 3207	\$1,230,000	03/03/2026

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:

25/08/2026 13:40



Rooms: 5
Property Type: House (Res)
Land Size: 360 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
Year ending June 2026: \$1,620,000

Comparable Properties



245 Princes St PORT MELBOURNE 3207 (REI)

Agent Comments



Price: \$1,325,000
Method: Sold Before Auction
Date: 04/07/2026
Property Type: House (Res)



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



1/12 Barlow St PORT MELBOURNE 3207 (REI/VG)

Agent Comments



Price: \$1,230,000
Method: Sold Before Auction
Date: 03/03/2026
Property Type: House (Res)
Land Size: 1986 sqm approx