

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

1 Crichton Avenue, Port Melbourne Vic 3207
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Indicative selling price

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

Range between

\$2,550,000

 &

\$2,650,000

Median sale price

Median price

\$1,525,000

 Property Type

House

 Suburb

Port Melbourne

Period - From

01/10/2024

 to

31/12/2024

 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	9 Narooma PI PORT MELBOURNE 3207	\$2,490,000	13/02/2025
2	30 Page Av PORT MELBOURNE 3207	\$2,700,000	05/01/2025
3	37 Crichton Av PORT MELBOURNE 3207	\$2,103,000	25/10/2024

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:

28/02/2025 11:35



 3  2  2

Property Type: House
Agent Comments

Indicative Selling Price

\$2,550,000 - \$2,650,000

Median House Price

December quarter 2024: \$1,525,000

Comparable Properties



9 Narooma PI PORT MELBOURNE 3207 (REI)

[Agent Comments](#)

 4  2  2

Price: \$2,490,000

Method: Sold Before Auction

Date: 13/02/2025

Property Type: House

Land Size: 404 sqm approx



30 Page Av PORT MELBOURNE 3207 (REI)

[Agent Comments](#)

 5  2  2

Price: \$2,700,000

Method: Private Sale

Date: 05/01/2025

Property Type: House



37 Crichton Av PORT MELBOURNE 3207 (REI)

[Agent Comments](#)

 4  1  3

Price: \$2,103,000

Method: Auction Sale

Date: 25/10/2024

Property Type: House (Res)

Account - Cayzer | P: 03 9646 0812



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