

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 25 Australis Circuit, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$2,050,000 & \$2,150,000

Median sale price

Median price \$1,700,000 Property Type House Suburb Port Melbourne

Period - From 01/01/2025 to 31/12/2025 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	13 Orion Mews PORT MELBOURNE 3207	\$2,075,000	06/12/2025
2	9 Mariposa PI PORT MELBOURNE 3207	\$2,090,000	14/09/2025
3	37 Australis Cirt PORT MELBOURNE 3207	\$1,830,000	07/09/2025

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: 12/02/2026 21:02



3 2 1

Property Type: House (Res)

Land Size: 188 sqm approx

Agent Comments

Indicative Selling Price

\$2,050,000 - \$2,150,000

Median House Price

Year ending December 2025: \$1,700,000

Comparable Properties



13 Orion Mews PORT MELBOURNE 3207 (REI)

Agent Comments

3 2 2

Price: \$2,075,000

Method: Private Sale

Date: 06/12/2025

Property Type: House

Land Size: 227 sqm approx



9 Mariposa PI PORT MELBOURNE 3207 (VG)

Agent Comments

3 - -

Price: \$2,090,000

Method: Sale

Date: 14/09/2025

Property Type: House - Attached House N.E.C.

Land Size: 199 sqm approx



37 Australis Cirt PORT MELBOURNE 3207 (REI/VG)

Agent Comments

3 2 1

Price: \$1,830,000

Method: Sold Before Auction

Date: 07/09/2025

Property Type: House (Res)

Land Size: 188 sqm approx

Account - Jellis Craig | P: 03 8644 5500



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