

# 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

1/12 Barlow Street, Port Melbourne Vic 3207

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,200,000 & \$1,300,000

### Median sale price

Median price \$1,380,000 Property Type Townhouse Suburb Port Melbourne

Period - From 03/02/2025 to 02/02/2026 Source Property Data

### 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	136 Nott St PORT MELBOURNE 3207	\$1,140,000	24/12/2025
2	73 Alfred St PORT MELBOURNE 3207	\$1,265,000	29/11/2025
3	19 Legon St PORT MELBOURNE 3207	\$1,220,000	13/10/2025

**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:

03/02/2026 13:46



**Property Type:**  
Divorce/Estate/Family Transfers  
**Land Size:** 150 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$1,200,000 - \$1,300,000  
**Median Townhouse Price**  
03/02/2025 - 02/02/2026: \$1,380,000

## Comparable Properties



**136 Nott St PORT MELBOURNE 3207 (REI)**

Agent Comments



**Price:** \$1,140,000  
**Method:** Private Sale  
**Date:** 24/12/2025  
**Property Type:** House  
**Land Size:** 142 sqm approx



**73 Alfred St PORT MELBOURNE 3207 (REI)**

Agent Comments



**Price:** \$1,265,000  
**Method:** Private Sale  
**Date:** 29/11/2025  
**Property Type:** House (Res)



**19 Legon St PORT MELBOURNE 3207 (REI/VG)**

Agent Comments



**Price:** \$1,220,000  
**Method:** Sold Before Auction  
**Date:** 13/10/2025  
**Property Type:** House  
**Land Size:** 113 sqm approx

Account - Marshall White | P: 03 9822 9999



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