

# 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

49 Swallow 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

\$2,000,000

&

\$2,200,000

### Median sale price

Median price

\$1,625,000

Property Type

House

Suburb

Port Melbourne

Period - From

02/08/2025

to

01/02/2026

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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
79 The Crescent Port Melbourne VIC 3207	\$2,165,000	17/10/2025
31 Glover Street South Melbourne VIC 3205	\$2,142,000	03/12/2025
41 Beacon Vista Port Melbourne VIC 3207	\$2,180,000	22/11/2025

This Statement of Information was prepared on:

02/02/2026