

# 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

10 Narooma Place, 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 \$2,450,000 & \$2,650,000

### 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	1 Mariposa PI PORT MELBOURNE 3207	\$2,665,000	18/10/2025
2			
3			

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: 03/03/2026 15:27

Jon Kett

03 9646 4444

0415 853 564

jonkett@jellisrcraig.com.au

**Indicative Selling Price**

\$2,450,000 - \$2,650,000

**Median House Price**

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



 4  2.5  2

**Property Type:** House

**Land Size:** 428 sqm approx

Agent Comments

## Comparable Properties



1 Mariposa PI PORT MELBOURNE 3207 (REI/VG)

Agent Comments

 4  2  2

**Price:** \$2,665,000

**Method:** Auction Sale

**Date:** 18/10/2025

**Property Type:** House (Res)

**Land Size:** 313 sqm approx

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.