

# 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 Kitchen Road, 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

\$1,000,000

&

\$1,100,000

### Median sale price

Median price

\$1,380,000

Property Type

Townhouse

Suburb

Port Melbourne

Period - From

20/05/2025

to

19/05/2026

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 | 14 Quinn Rd PORT MELBOURNE 3207   | \$950,000   | 01/05/2026   |
| 2 | 16 Tomkins Rd PORT MELBOURNE 3207 | \$965,000   | 07/04/2026   |
| 3 | 2 Kitchen Rd PORT MELBOURNE 3207  | \$1,160,000 | 08/11/2025   |

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:

20/05/2026 11:42



3   3   2

**Property Type:** Townhouse

Agent Comments

**Indicative Selling Price**  
\$1,000,000 - \$1,100,000  
**Median Townhouse Price**  
20/05/2025 - 19/05/2026: \$1,380,000

## Comparable Properties



**14 Quinn Rd PORT MELBOURNE 3207 (REI)**

Agent Comments

3   3   1

**Price:** \$950,000

**Method:**

**Date:** 01/05/2026

**Property Type:** Townhouse (Single)



**16 Tomkins Rd PORT MELBOURNE 3207 (REI)**

Agent Comments

3   3   1

**Price:** \$965,000

**Method:** Private Sale

**Date:** 07/04/2026

**Property Type:** House



**2 Kitchen Rd PORT MELBOURNE 3207 (REI/VG)**

Agent Comments

3   3   2

**Price:** \$1,160,000

**Method:** Private Sale

**Date:** 08/11/2025

**Property Type:** House (Res)

Account - Barry Plant | P: 03 9874 3355