

# 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

118 Princes 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 \$990,000 & \$1,080,000

### Median sale price

Median price \$1,520,000 Property Type House Suburb Port Melbourne

Period - From 18/02/2024 to 17/02/2025 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	37 Lalor St PORT MELBOURNE 3207	\$1,010,000	19/12/2024
2	116 Princes St PORT MELBOURNE 3207	\$1,050,000	10/08/2024
3	16/97-101 Cruikshank St PORT MELBOURNE 3207	\$1,100,000	05/06/2024

**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: 18/02/2025 17:14



2   
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 2

**Rooms:** 4  
**Property Type:** Townhouse (Res)  
 Agent Comments

**Indicative Selling Price**  
 \$990,000 - \$1,080,000  
**Median House Price**  
 18/02/2024 - 17/02/2025: \$1,520,000

## Comparable Properties



37 Lalor St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

2   
 1   
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**Price:** \$1,010,000  
**Method:** Private Sale  
**Date:** 19/12/2024  
**Property Type:** Townhouse (Single)  
**Land Size:** 69 sqm approx



116 Princes St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

2   
 2   
 2

**Price:** \$1,050,000  
**Method:** Sold Before Auction  
**Date:** 10/08/2024  
**Property Type:** Townhouse (Res)  
**Land Size:** 1507 sqm approx



16/97-101 Cruikshank St PORT MELBOURNE 3207 (REI) Agent Comments

2   
 2   
 1

**Price:** \$1,100,000  
**Method:** Private Sale  
**Date:** 05/06/2024  
**Property Type:** Townhouse (Res)

Account - Biggin & Scott | P: 8671 3777 | F: 8671 3700