

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

Range between \$930,000 & \$960,000

Median sale price

Median price \$1,625,000 Property Type House Suburb Port Melbourne

Period - From 30/05/2024 to 29/05/2025 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	59 Esplanade East PORT MELBOURNE 3207	\$940,000	22/01/2025
2	13/201 Graham St PORT MELBOURNE 3207	\$950,000	30/10/2024
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: 30/05/2025 16:29



2 2 2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$930,000 - \$960,000

Median House Price

30/05/2024 - 29/05/2025: \$1,625,000

Comparable Properties



59 Esplanade East PORT MELBOURNE 3207 (VG)

Agent Comments

2 - -

Price: \$940,000
Method: Sale
Date: 22/01/2025
Property Type: Subdivided Unit/Villa/Townhouse - Single
OYO Unit



13/201 Graham St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

3 1 1

Price: \$950,000
Method: Sold Before Auction
Date: 30/10/2024
Property Type: Townhouse (Res)

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.