

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

67 Albert Street, Port Melbourne Vic 3207

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$1,450,000

&

\$1,550,000

Median sale price

Median price

\$1,630,000

Property Type

House

Suburb

Port Melbourne

Period - From

25/09/2024

to

24/09/2025

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	16 Byrne St PORT MELBOURNE 3207	\$1,455,000	29/03/2025
2	222 Nott St PORT MELBOURNE 3207	\$1,510,000	20/12/2024
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:

25/09/2025 11:51



3 1

Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$1,450,000 - \$1,550,000
Median House Price
25/09/2024 - 24/09/2025: \$1,630,000

Comparable Properties



16 Byrne St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

3 1 1

Price: \$1,455,000
Method: Auction Sale
Date: 29/03/2025
Property Type: House (Res)
Land Size: 222 sqm approx



222 Nott St PORT MELBOURNE 3207 (VG)

Agent Comments

3 - -

Price: \$1,510,000
Method: Sale
Date: 20/12/2024
Property Type: House - Attached House N.E.C.
Land Size: 95 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.