

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

168 Evans Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$1,350,000 & \$1,485,000

Median sale price

Median price \$1,602,500 Property Type House Suburb Port Melbourne

Period - From 27/04/2025 to 26/04/2026 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	82 Station St PORT MELBOURNE 3207	\$1,375,000	10/02/2026
2	4 Esplanade PI PORT MELBOURNE 3207	\$1,427,500	23/01/2026
3	45 Albert St PORT MELBOURNE 3207	\$1,400,000	05/12/2025

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.~~

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2 1 2

Property Type: House
Land Size: 186 sqm approx
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,485,000
Median House Price
27/04/2025 - 26/04/2026: \$1,602,500

Comparable Properties



82 Station St PORT MELBOURNE 3207 (REI)

Agent Comments

2 1 -

Price: \$1,375,000
Method: Private Sale
Date: 10/02/2026
Property Type: House



4 Esplanade PI PORT MELBOURNE 3207 (REI/VG)

Agent Comments

2 1 -

Price: \$1,427,500
Method: Sold Before Auction
Date: 23/01/2026
Property Type: House (Res)
Land Size: 146 sqm approx



45 Albert St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

2 1 1

Price: \$1,400,000
Method: Private Sale
Date: 05/12/2025
Property Type: House
Land Size: 182 sqm approx

Account - The Agency Victoria | P: 03 8578 0388



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