

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 343 Princes Street, Port Melbourne Vic 3207
Including suburb and postcode

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,675,000 Property Type House Suburb Port Melbourne
Period - From 01/10/2024 to 30/09/2025 Source REIV

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	130 Bridge St PORT MELBOURNE 3207	\$1,199,000	25/10/2025
2	124 Heath St PORT MELBOURNE 3207	\$1,200,000	10/08/2025
3	125 Ross St PORT MELBOURNE 3207	\$1,300,000	07/06/2025

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:

06/11/2025 09:31



2



1



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Property Type: House (Res)

Land Size: 122 sqm approx

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

Year ending September 2025: \$1,675,000

Comparable Properties



130 Bridge St PORT MELBOURNE 3207 (REI)

Agent Comments



2



1



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Price: \$1,199,000

Method: Auction Sale

Date: 25/10/2025

Property Type: House (Res)



124 Heath St PORT MELBOURNE 3207 (REI/VG)

Agent Comments



2



1



-

Price: \$1,200,000

Method: Private Sale

Date: 10/08/2025

Property Type: House

Land Size: 91 sqm approx



125 Ross St PORT MELBOURNE 3207 (REI/VG)

Agent Comments



2



1



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Price: \$1,300,000

Method: Private Sale

Date: 07/06/2025

Property Type: House

Land Size: 149 sqm approx

Account - Marshall White | P: 03 9822 9999