

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 267 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

Single price \$1,195,000

Median sale price

Median price \$1,675,000 Property Type House Suburb Port Melbourne
Period - From 01/07/2025 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
2 177 Farrell St PORT MELBOURNE 3207	\$1,200,000	17/09/2025
3 138 Heath St PORT MELBOURNE 3207	\$1,210,000	25/10/2025

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:

08/12/2025 10:31

Jon Kett
03 9646 4444
0415 853 564

jonkett@jelliscraig.com.au

Indicative Selling Price

\$1,195,000

Median House Price

September quarter 2025: \$1,675,000



2



1



0

Property Type: House

Agent Comments

Comparable Properties



130 Bridge St PORT MELBOURNE 3207 (REI)

Agent Comments



2



1



-

Price: \$1,199,000

Method: Auction Sale

Date: 25/10/2025

Property Type: House (Res)



177 Farrell St PORT MELBOURNE 3207 (REI/VG)

Agent Comments



2



1



-

Price: \$1,200,000

Method: Private Sale

Date: 17/09/2025

Property Type: House (Res)

Land Size: 177 sqm approx



138 Heath St PORT MELBOURNE 3207 (REI/VG)

Agent Comments



3



1



-

Price: \$1,210,000

Method: Auction Sale

Date: 25/10/2025

Property Type: House (Res)

Land Size: 183 sqm approx

Account - Jellis Craig | Chisholm & Gamon Port Melbourne | P: 03 9646 4444