

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

108 Clark Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$1,800,000 & \$1,900,000

Median sale price

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

Period - From 01/04/2025 to 31/03/2026 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	12 Nelson St PORT MELBOURNE 3207	\$1,711,000	31/03/2026
2	3a Princes PI PORT MELBOURNE 3207	\$1,800,000	19/01/2026
3	180 Clark St PORT MELBOURNE 3207	\$2,050,000	13/11/2025

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:

29/04/2026 14:36



 3
  2
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Property Type: Townhouse
 (Single)
Land Size: 169 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,800,000 - \$1,900,000
Median House Price
 Year ending March 2026: \$1,625,000

Comparable Properties



12 Nelson St PORT MELBOURNE 3207 (REI)

Agent Comments

 3
  2
  1

Price: \$1,711,000
Method: Private Sale
Date: 31/03/2026
Property Type: House



3a Princes PI PORT MELBOURNE 3207 (REI/VG)

Agent Comments

 3
  2
  2

Price: \$1,800,000
Method: Private Sale
Date: 19/01/2026
Property Type: House (Res)
Land Size: 115 sqm approx



180 Clark St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

 3
  2
  1

Price: \$2,050,000
Method: Private Sale
Date: 13/11/2025
Property Type: House (Res)
Land Size: 146 sqm approx

Account - Marshall White | P: 03 9822 9999



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