

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

128 Bridge Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$1,360,000 & \$1,495,000

Median sale price

Median price \$1,645,000 Property Type House Suburb Port Melbourne

Period - From 03/02/2025 to 02/02/2026 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	18 Portview Sq PORT MELBOURNE 3207	\$1,470,000	14/12/2025
2	132 Richardson St ALBERT PARK 3206	\$1,400,000	12/11/2025
3	60 Ross St PORT MELBOURNE 3207	\$1,550,000	07/10/2025

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: 03/02/2026 15:00



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Rooms: 5
Property Type: House
Land Size: 119 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,360,000 - \$1,495,000
Median House Price
 03/02/2025 - 02/02/2026: \$1,645,000

Comparable Properties



18 Portview Sq PORT MELBOURNE 3207 (REI)

Agent Comments

3 2 1

Price: \$1,470,000
Method: Private Sale
Date: 14/12/2025
Property Type: House



132 Richardson St ALBERT PARK 3206 (VG)

Agent Comments

3 - -

Price: \$1,400,000
Method: Sale
Date: 12/11/2025
Property Type: House - Attached House N.E.C.
Land Size: 135 sqm approx



60 Ross St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

3 2 -

Price: \$1,550,000
Method: Private Sale
Date: 07/10/2025
Property Type: House
Land Size: 127 sqm approx

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