

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 83 Evans Street, Port Melbourne Vic 3207

Indicative selling price

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

Single price \$1,180,000

Median sale price

Median price \$1,700,000

Property Type House

Suburb Port Melbourne

Period - From 01/01/2025

to 31/12/2025

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	136 Nott St PORT MELBOURNE 3207	\$1,140,000	24/12/2025
2	267 Bridge St PORT MELBOURNE 3207	\$1,170,000	26/11/2025
3	130 Bridge St PORT MELBOURNE 3207	\$1,199,000	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:

21/02/2026 12:58



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Property Type: House
Land Size: 101 sqm approx
Agent Comments

Indicative Selling Price
 \$1,180,000
Median House Price
 Year ending December 2025: \$1,700,000

Comparable Properties



136 Nott St PORT MELBOURNE 3207 (REI)

Agent Comments

2
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Price: \$1,140,000
Method: Private Sale
Date: 24/12/2025
Property Type: House
Land Size: 142 sqm approx



267 Bridge St PORT MELBOURNE 3207 (REI)

Agent Comments

2
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 1

Price: \$1,170,000
Method: Sold Before Auction
Date: 26/11/2025
Property Type: House (Res)
Land Size: 164 sqm approx



130 Bridge St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

2
 1
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Price: \$1,199,000
Method: Auction Sale
Date: 25/10/2025
Property Type: House (Res)
Land Size: 115 sqm approx

Account - Marshall White | P: 03 9822 9999



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