

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

49 Spring Street East, Port Melbourne Vic 3207

Indicative selling price

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

Range between

\$1,350,000

&

\$1,400,000

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	191 Nelson Rd SOUTH MELBOURNE 3205	\$1,381,000	28/04/2026
2	95 Graham St ALBERT PARK 3206	\$1,400,000	28/02/2026
3			

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:

01/06/2026 12:49



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Property Type: House
Land Size: 133 sqm approx
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,400,000
Median House Price
Year ending March 2026: \$1,625,000

Comparable Properties



191 Nelson Rd SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments

2 1 -

Price: \$1,381,000
Method: Private Sale
Date: 28/04/2026
Property Type: House
Land Size: 146 sqm approx



95 Graham St ALBERT PARK 3206 (REI/VG)

Agent Comments

2 1 -

Price: \$1,400,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 119 sqm approx

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.