

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

65 Albert Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$1,500,000

&

\$1,600,000

Median sale price

Median price \$1,620,000

Property Type House

Suburb Port Melbourne

Period - From 01/07/2025

to

30/06/2026

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	88 Evans St PORT MELBOURNE 3207	\$1,500,000	26/02/2026
3	11/97-101 Cruikshank St PORT MELBOURNE 3207	\$1,590,000	07/02/2026

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:

29/07/2026 11:36



3
 2
 1

Property Type: House (Res)

Land Size: 135 sqm approx

Agent Comments

Indicative Selling Price

\$1,500,000 - \$1,600,000

Median House Price

Year ending June 2026: \$1,620,000

Comparable Properties



12 Nelson St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

3
 2
 1

Price: \$1,711,000

Method: Private Sale

Date: 31/03/2026

Property Type: House

Land Size: 156 sqm approx



88 Evans St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

2
 2
 -

Price: \$1,500,000

Method: Sold Before Auction

Date: 26/02/2026

Property Type: House (Res)

Land Size: 101 sqm approx



11/97-101 Cruikshank St PORT MELBOURNE 3207 (REI) Agent Comments

3
 2
 2

Price: \$1,590,000

Method: Auction Sale

Date: 07/02/2026

Property Type: House (Res)

Account - Marshall White | P: 03 9822 9999



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