

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

538 Williamstown Road, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$1,500,000

&

\$1,650,000

Median sale price

Median price \$1,445,000

Property Type House

Suburb Port Melbourne

Period - From 01/04/2026

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	396 Coventry St SOUTH MELBOURNE 3205	\$1,600,000	13/06/2026
2	110 Moray St SOUTH MELBOURNE 3205	\$1,616,500	18/04/2026
3	138 Raglan St PORT MELBOURNE 3207	\$1,615,000	17/03/2026

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:

10/09/2026 16:20

Scott O'Halloran
9832 1155
0413 464 473

scott.ohalloran@marshallwhite.com.au

Indicative Selling Price

\$1,500,000 - \$1,650,000

Median House Price

June quarter 2026: \$1,445,000



3 3 2

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



396 Coventry St SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments

3 2 1

Price: \$1,600,000

Method: Auction Sale

Date: 13/06/2026

Property Type: House (Res)

Land Size: 101 sqm approx



110 Moray St SOUTH MELBOURNE 3205 (VG)

Agent Comments

3 - -

Price: \$1,616,500

Method: Sale

Date: 18/04/2026

Property Type: Shop/Dwelling

Land Size: 98 sqm approx



138 Raglan St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

3 2 2

Price: \$1,615,000

Method: Private Sale

Date: 17/03/2026

Property Type: Townhouse (Single)

Account - Marshall White | P: 03 9822 9999