

# 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

112 Ingles Street, Port Melbourne Vic 3207

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,450,000

&

\$1,595,000

### 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 | 128 Bridge St PORT MELBOURNE 3207 | \$1,550,000 | 28/02/2026   |
| 2 | 15 Albert St PORT MELBOURNE 3207  | \$1,557,000 | 14/04/2026   |
| 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:

18/05/2026 12:37



3 1 1

**Property Type:** House

**Land Size:** 242 sqm approx

**Agent Comments**

## Comparable Properties



**128 Bridge St PORT MELBOURNE 3207 (REI/VG)**

**Agent Comments**

3 2 -

**Price:** \$1,550,000

**Method:** Auction Sale

**Date:** 28/02/2026

**Property Type:** House (Res)

**Land Size:** 116 sqm approx



**15 Albert St PORT MELBOURNE 3207 (REI)**

**Agent Comments**

2 2 1

**Price:** \$1,557,000

**Method:** Sold Before Auction

**Date:** 14/04/2026

**Property Type:** House (Res)

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.