

## 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 343 Princes Street, Port Melbourne Vic 3207  
Including suburb and postcode

#### Indicative selling price

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

Range between \$1,300,000 & \$1,350,000

#### Median sale price

Median price \$1,675,000 Property Type House Suburb Port Melbourne  
Period - From 01/10/2024 to 30/09/2025 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	130 Bridge St PORT MELBOURNE 3207	\$1,199,000	25/10/2025
2	124 Heath St PORT MELBOURNE 3207	\$1,200,000	10/08/2025
3	125 Ross St PORT MELBOURNE 3207	\$1,300,000	07/06/2025

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:

02/12/2025 16:44



**Property Type:** House

Agent Comments

**Indicative Selling Price**  
\$1,300,000 - \$1,350,000

**Median House Price**

Year ending September 2025: \$1,675,000

## Comparable Properties



**130 Bridge St PORT MELBOURNE 3207 (REI)**

Agent Comments



**Price:** \$1,199,000

**Method:** Auction Sale

**Date:** 25/10/2025

**Property Type:** House (Res)



**124 Heath St PORT MELBOURNE 3207 (REI/VG)**

Agent Comments



**Price:** \$1,200,000

**Method:** Private Sale

**Date:** 10/08/2025

**Property Type:** House

**Land Size:** 91 sqm approx



**125 Ross St PORT MELBOURNE 3207 (REI/VG)**

Agent Comments



**Price:** \$1,300,000

**Method:** Private Sale

**Date:** 07/06/2025

**Property Type:** House

**Land Size:** 149 sqm approx

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