

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

188 Station Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$1,450,000

&

\$1,550,000

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	42 Barrett St ALBERT PARK 3206	\$1,472,500	21/03/2026
2	163 Nelson Rd SOUTH MELBOURNE 3205	\$1,530,000	20/04/2026
3	15 Albert St PORT MELBOURNE 3207	\$1,557,000	14/04/2026

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:

26/05/2026 13:30



2 1 0

Property Type: House (Res)

Agent Comments

Comparable Properties



42 Barrett St ALBERT PARK 3206 (REI/VG)

Agent Comments

2 1 -

Price: \$1,472,500

Method: Auction Sale

Date: 21/03/2026

Property Type: House (Res)

Land Size: 110 sqm approx



163 Nelson Rd SOUTH MELBOURNE 3205 (REI)

Agent Comments

2 1 -

Price: \$1,530,000

Method: Private Sale

Date: 20/04/2026

Property Type: House



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)