

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

325 Princes Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$1,575,000

&

\$1,650,000

Median sale price

Median price \$1,727,500

Property Type House

Suburb Port Melbourne

Period - From 01/04/2025

to

30/06/2025

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	179 Esplanade West PORT MELBOURNE 3207	\$1,600,000	10/05/2025
2	15 Legon St PORT MELBOURNE 3207	\$1,675,000	30/04/2025
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:

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Indicative Selling Price
\$1,575,000 - \$1,650,000

Median House Price
June quarter 2025: \$1,727,500



2 1 1

Property Type: House
Agent Comments

Comparable Properties



179 Esplanade West PORT MELBOURNE 3207 (REI/VG) **Agent Comments**

3 2 -

Price: \$1,600,000
Method: Auction Sale
Date: 10/05/2025
Property Type: House (Res)
Land Size: 119 sqm approx



15 Legon St PORT MELBOURNE 3207 (REI/VG) **Agent Comments**

3 2 1

Price: \$1,675,000
Method: Private Sale
Date: 30/04/2025
Property Type: House
Land Size: 115 sqm approx

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.