

# 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

83 Evans 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

\$1,050,000

&

\$1,150,000

### Median sale price

Median price

\$1,700,000

Property Type

House

Suburb

Port Melbourne

Period - From

27/07/2025

to

26/01/2026

Source

pdol

### 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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
136 Nott St, Port Melbourne Vic	\$1,140,000	24/12/2025
130 Bridge St, Port Melbourne Vic	\$1,199,000	25/10/2025
267 Bridge St, Port Melbourne Vic	\$1,170,000	26/11/2025

This Statement of Information was prepared on:

27/01/2026

83 Evans Street, Port Melbourne VIC 3207



 2  1  0

Property Type: House

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Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

Year ending January 2026: \$1,700,000

## Comparable Properties



136 Nott St, Port Melbourne Vic

 2  1  0

Price: \$1,140,000

Method: Private Sale

Date: 24/12/2025

Property Type: House

Land Size: 142 sqm approx



130 Bridge St, Port Melbourne Vic

 2  1  0

Price: \$1,199,000

Method: Auction Sale

Date: 25/10/2025

Property Type: House

Land Size: 115 sqm approx



267 Bridge St, Port Melbourne Vic

 2  1  1

Price: \$1,170,000

Method: Sold Before Auction

Date: 26/11/2025

Property Type: House

Land Size: 164 sqm approx

Account - Marshall White - Albert Park | P: 98229999