

# 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

197 Princes Street, Port Melbourne Vic 3207
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### Indicative selling price

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

Range between 

\$1,500,000
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 & 

\$1,600,000
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### Median sale price

Median price 

\$1,700,000
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 Property Type 

House
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 Suburb 

Port Melbourne
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Period - From 

01/01/2025
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 to 

31/12/2025
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 Source 

REIV
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### 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	172 Heath St PORT MELBOURNE 3207	\$1,680,000	19/11/2025
2	8 James Service PI SOUTH MELBOURNE 3205	\$1,787,000	20/10/2025
3	263 Princes St PORT MELBOURNE 3207	\$1,650,000	04/10/2025

**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: 

04/02/2026 09:48
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**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$1,500,000 - \$1,600,000

**Median House Price**

Year ending December 2025: \$1,700,000

## Comparable Properties



**172 Heath St PORT MELBOURNE 3207 (REI)**

Agent Comments

3   2   -

**Price:** \$1,680,000

**Method:** Private Sale

**Date:** 19/11/2025

**Property Type:** House

**Land Size:** 154 sqm approx



**8 James Service Pl SOUTH MELBOURNE 3205 (REI/VG)**

Agent Comments

3   1   -

**Price:** \$1,787,000

**Method:** Sold Before Auction

**Date:** 20/10/2025

**Property Type:** House (Res)

**Land Size:** 178 sqm approx



**263 Princes St PORT MELBOURNE 3207 (REI/VG)**

Agent Comments

2   2   -

**Price:** \$1,650,000

**Method:** Auction Sale

**Date:** 04/10/2025

**Property Type:** House (Res)

**Land Size:** 161 sqm approx

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