

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 11/97-101 Cruikshank Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$1,500,000 & \$1,600,000

Median sale price

Median price \$1,700,000 Property Type House Suburb Port Melbourne

Period - From 01/01/2025 to 31/12/2025 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	3a Princes PI PORT MELBOURNE 3207	\$1,800,000	19/01/2026
2	421 Nott St PORT MELBOURNE 3207	\$1,720,000	19/01/2026
3	16/297 Dorcas St SOUTH MELBOURNE 3205	\$1,710,000	21/12/2025

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: 30/01/2026 15:19



 3
  2
  2

Rooms: 5

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

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

Median House Price

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

Comparable Properties

3a Princes PI PORT MELBOURNE 3207 (REI)

Agent Comments

 3
  2
  2

Price: \$1,800,000

Method:

Date: 19/01/2026

Property Type: House

421 Nott St PORT MELBOURNE 3207 (REI)

Agent Comments

 3
  2
  1

Price: \$1,720,000

Method:

Date: 19/01/2026

Property Type: House

16/297 Dorcas St SOUTH MELBOURNE 3205 (REI)

Agent Comments

 3
  2
  2

Price: \$1,710,000

Method:

Date: 21/12/2025

Property Type: House

Account - Jellis Craig | P: 03 8644 5500



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