

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

14 Spring Street East, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$2,100,000

&

\$2,300,000

Median sale price

Median price \$1,600,000

Property Type House

Suburb Port Melbourne

Period - From 01/04/2024

to

31/03/2025

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	112 Rouse St PORT MELBOURNE 3207	\$2,550,000	14/04/2025
2	209 Esplanade West PORT MELBOURNE 3207	\$2,002,500	01/03/2025
3	7 Little Tribe St SOUTH MELBOURNE 3205	\$2,125,000	22/02/2025

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:

30/04/2025 11:32



3 3 2

Property Type: House (Res)

Land Size: 318 sqm approx

Agent Comments

Indicative Selling Price

\$2,100,000 - \$2,300,000

Median House Price

Year ending March 2025: \$1,600,000

Comparable Properties



112 Rouse St PORT MELBOURNE 3207 (REI)

Agent Comments

4 2 2

Price: \$2,550,000

Method: Private Sale

Date: 14/04/2025

Property Type: House



209 Esplanade West PORT MELBOURNE 3207 (REI)

Agent Comments

4 3 2

Price: \$2,002,500

Method: Auction Sale

Date: 01/03/2025

Property Type: House



7 Little Tribe St SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments

3 2 1

Price: \$2,125,000

Method: Auction Sale

Date: 22/02/2025

Property Type: House (Res)

Land Size: 130 sqm approx

Account - Marshall White | P: 03 9822 9999