Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

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	Pro	perty 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

Add	dress 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 comparableproperties 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













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

Price: \$2,550,000 Method: Private Sale Date: 14/04/2025 Property Type: House



209 Esplanade West PORT MELBOURNE 3207 (REI)





Agent Comments

Agent Comments

Price: \$2,002,500 Method: Auction Sale Date: 01/03/2025 Property Type: House



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





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





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