

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

152 Clark Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between

\$2,600,000

&

\$2,750,000

Median sale price

Median price

\$1,620,000

Property Type

House

Suburb

Port Melbourne

Period - From

01/07/2025

to

30/06/2026

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	30 Draper St ALBERT PARK 3206	\$2,800,000	30/05/2026
2	142 Beach St PORT MELBOURNE 3207	\$2,865,000	15/03/2026
3	12 Reed St ALBERT PARK 3206	\$2,600,000	10/03/2026

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:

28/07/2026 11:07



4
 2
 1

Property Type: House (Res)

Land Size: 233 sqm approx

Agent Comments

Indicative Selling Price

\$2,600,000 - \$2,750,000

Median House Price

Year ending June 2026: \$1,620,000

Comparable Properties



30 Draper St ALBERT PARK 3206 (REI)

Agent Comments

4
 2
 -

Price: \$2,800,000

Method: Auction Sale

Date: 30/05/2026

Property Type: House (Res)



142 Beach St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

4
 2
 2

Price: \$2,865,000

Method: Private Sale

Date: 15/03/2026

Property Type: House

Land Size: 376 sqm approx



12 Reed St ALBERT PARK 3206 (REI/VG)

Agent Comments

3
 2
 1

Price: \$2,600,000

Method: Private Sale

Date: 10/03/2026

Property Type: House

Land Size: 212 sqm approx