

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

22 Lyons Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between

\$1,950,000

&

\$2,100,000

Median sale price

Median price

\$1,625,000

Property Type

House

Suburb

Port Melbourne

Period - From

01/04/2025

to

31/03/2026

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	166 Evans St PORT MELBOURNE 3207	\$2,100,000	03/04/2026
2	54 Clark St PORT MELBOURNE 3207	\$2,060,000	13/03/2026
3	134 Farrell St PORT MELBOURNE 3207	\$2,100,000	21/02/2026

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:

20/05/2026 13:15



6
 3
 0

Rooms: 9

Property Type: House (Res)

Land Size: 345 sqm approx

Agent Comments

Indicative Selling Price

\$1,950,000 - \$2,100,000

Median House Price

Year ending March 2026: \$1,625,000

Comparable Properties



166 Evans St PORT MELBOURNE 3207 (REI)

Agent Comments

3
 2
 1

Price: \$2,100,000

Method: Sold Before Auction

Date: 03/04/2026

Property Type: House (Res)



54 Clark St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

3
 2
 1

Price: \$2,060,000

Method: Private Sale

Date: 13/03/2026

Property Type: House (Res)

Land Size: 176 sqm approx



134 Farrell St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

3
 2
 1

Price: \$2,100,000

Method: Auction Sale

Date: 21/02/2026

Property Type: House (Res)

Land Size: 163 sqm approx

Account - Marshall White | P: 03 9822 9999