

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

275 Princes Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between

\$1,800,000

&

\$1,900,000

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	41 Bridge St PORT MELBOURNE 3207	\$2,100,000	27/05/2026
2	108 Clark St PORT MELBOURNE 3207	\$1,970,000	23/05/2026
3	421 Nott St PORT MELBOURNE 3207	\$1,720,000	19/01/2026

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:

05/06/2026 12:16



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Property Type: House (Res)

Land Size: 130 sqm approx

Agent Comments

Indicative Selling Price

\$1,800,000 - \$1,900,000

Median House Price

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

Comparable Properties



41 Bridge St PORT MELBOURNE 3207 (REI)

Agent Comments

3
 2
 1

Price: \$2,100,000

Method: Private Sale

Date: 27/05/2026

Property Type: House



108 Clark St PORT MELBOURNE 3207 (REI)

Agent Comments

4
 2
 -

Price: \$1,970,000

Method: Auction Sale

Date: 23/05/2026

Property Type: House (Res)



421 Nott St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

3
 2
 1

Price: \$1,720,000

Method: Private Sale

Date: 19/01/2026

Property Type: House (Res)

Land Size: 118 sqm approx

Account - Jellis Craig | P: 03 8644 5500