

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

278 Esplanade East, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$975,000 & \$1,050,000

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	83 Evans St PORT MELBOURNE 3207	\$1,030,000	12/06/2026
2	241 Graham St PORT MELBOURNE 3207	\$1,030,000	06/05/2026
3	109 Ingles St PORT MELBOURNE 3207	\$1,050,000	17/03/2026

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:

16/09/2026 13:50



2 1 0

Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$975,000 - \$1,050,000
Median House Price
Year ending June 2026: \$1,620,000

Comparable Properties



83 Evans St PORT MELBOURNE 3207 (REI)

Agent Comments

2 1 -

Price: \$1,030,000
Method: Private Sale
Date: 12/06/2026
Property Type: House
Land Size: 101 sqm approx



241 Graham St PORT MELBOURNE 3207 (REI)

Agent Comments

2 1 -

Price: \$1,030,000
Method: Private Sale
Date: 06/05/2026
Property Type: House (Res)



109 Ingles St PORT MELBOURNE 3207 (REI)

Agent Comments

2 1 -

Price: \$1,050,000
Method: Private Sale
Date: 17/03/2026
Property Type: House

Account - Marshall White | P: 03 9822 9999



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