

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

538 Williamstown Road, Port Melbourne Vic 3207

Indicative selling price

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

Range between

\$1,700,000

&

\$1,800,000

Median sale price

Median price

\$1,445,000

Property Type

House

Suburb

Port Melbourne

Period - From

01/04/2026

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	21 Hobsons Bay Pde PORT MELBOURNE 3207	\$1,800,000	06/05/2026
2	56 Beacon Vst PORT MELBOURNE 3207	\$1,850,000	25/03/2026
3	116 Cobden St SOUTH MELBOURNE 3205	\$1,800,000	21/03/2026

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:

24/08/2026 09:36

Scott O'Halloran

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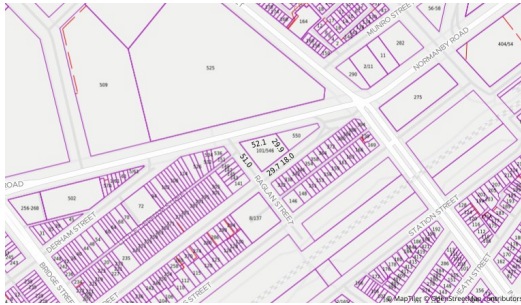
scott.ohalloran@marshallwhite.com.au

Indicative Selling Price

\$1,700,000 - \$1,800,000

Median House Price

June quarter 2026: \$1,445,000



3 3 2

Property Type: House

Agent Comments

Comparable Properties



21 Hobsons Bay Pde PORT MELBOURNE 3207 (REI/VG) **Agent Comments**

3 2 2

Price: \$1,800,000

Method: Private Sale

Date: 06/05/2026

Property Type: House

Land Size: 180 sqm approx



56 Beacon Vst PORT MELBOURNE 3207 (REI/VG) **Agent Comments**

3 2 2

Price: \$1,850,000

Method: Private Sale

Date: 25/03/2026

Property Type: House (Res)

Land Size: 181 sqm approx



116 Cobden St SOUTH MELBOURNE 3205 (REI/VG) **Agent Comments**

4 2 2

Price: \$1,800,000

Method: Auction Sale

Date: 21/03/2026

Property Type: House (Res)

Land Size: 121 sqm approx

Account - Marshall White | P: 03 9822 9999