

# 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

8/343 Williamstown Road, Port Melbourne Vic 3207

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$1,300,000

&

\$1,375,000

### Median sale price

Median price \$1,226,000

Property Type Townhouse

Suburb Port Melbourne

Period - From 21/05/2024

to

20/05/2025

Source

Property Data

### 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	196 Ross St PORT MELBOURNE 3207	\$1,455,000	12/04/2025
2	3 Point Park Cr DOCKLANDS 3008	\$1,350,000	27/02/2025
3	4/61 Derham St PORT MELBOURNE 3207	\$1,280,000	30/11/2024

**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:

21/05/2025 11:48



3 3 1

Property Type:  
Agent Comments

Indicative Selling Price  
\$1,300,000 - \$1,375,000  
Median Townhouse Price  
21/05/2024 - 20/05/2025: \$1,226,000

Comparable Properties



196 Ross St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

3 2 1

Price: \$1,455,000  
Method: Auction Sale  
Date: 12/04/2025  
Property Type: House (Res)  
Land Size: 101 sqm approx



3 Point Park Cr DOCKLANDS 3008 (VG)

Agent Comments

3 - -

Price: \$1,350,000  
Method: Sale  
Date: 27/02/2025  
Property Type: Townhouse (Conjoined)



4/61 Derham St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

3 2 2

Price: \$1,280,000  
Method: Auction Sale  
Date: 30/11/2024  
Property Type: Townhouse (Res)