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	8/343 Williamstown Road, Port Melbourne Vic 3207
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,300,000 & \$1,375,000	Range between	\$1,300,000	&	\$1,375,000
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Median sale price

Median price	\$1,226,000	Pro	perty Type To	ownhouse		Suburb	Port Melbourne
Period - From	21/05/2024	to	20/05/2025	s	ource	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

Add	dress 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 comparableproperties 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









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)

Price: \$1,455,000 Method: Auction Sale Date: 12/04/2025

Property Type: House (Res) Land Size: 101 sqm approx

Agent Comments



3 Point Park Cr DOCKLANDS 3008 (VG)

Agent Comments

Price: \$1,350,000 Method: Sale Date: 27/02/2025

Property Type: Townhouse (Conjoined)

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

Price: \$1,280,000 Method: Auction Sale Date: 30/11/2024

Property Type: Townhouse (Res)

Agent Comments

Account - Jellis Craig | P: 03 8644 5500





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