

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

13/120 Princes Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between

\$800,000

&

\$880,000

Median sale price

Median price

\$1,175,000

Property Type

Townhouse

Suburb

Port Melbourne

Period - From

30/10/2024

to

29/10/2025

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	11/200 Bay St PORT MELBOURNE 3207	\$865,000	10/07/2025
2	11/120 Princes St PORT MELBOURNE 3207	\$870,000	05/05/2025
3			

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:

30/10/2025 12:11



2 2 2

Rooms: 4
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median Townhouse Price
30/10/2024 - 29/10/2025: \$1,175,000

Comparable Properties



11/200 Bay St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

2 2 1

Price: \$865,000
Method: Private Sale
Date: 10/07/2025
Property Type: Apartment



11/120 Princes St PORT MELBOURNE 3207 (REI)

Agent Comments

2 2 1

Price: \$870,000
Method: Private Sale
Date: 05/05/2025
Property Type: Apartment

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.