## Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

<b>Property</b>	offered	for sale
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Address	13/120 Princes Street, 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 \$800,000	&	\$880,000
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#### Median sale price

Median price	\$1,175,000	Pro	perty Type To	wnhouse		Suburb	Port Melbourne
Period - From	30/10/2024	to	29/10/2025	So	ource	Property	v 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

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
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Date of sale





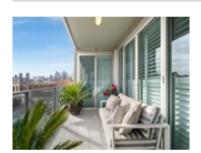


Rooms: 4

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)

2

**Agent Comments** 

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

Property Type: Apartment



11/120 Princes St PORT MELBOURNE 3207 (REI)

2

Agent Comments

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.

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