

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 11 Canberra Parade, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$1,570,000 Property Type House Suburb Port Melbourne

Period - From 01/01/2026 to 31/03/2026 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	41 Bridge St PORT MELBOURNE 3207	\$2,100,000	27/05/2026
2	303 Esplanade East PORT MELBOURNE 3207	\$2,180,000	23/05/2026
3	166 Evans St PORT MELBOURNE 3207	\$2,100,000	03/04/2026

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.~~

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Rooms: 5
Property Type: House
Land Size: 269.196 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,000,000 - \$2,200,000
Median House Price
 March quarter 2026: \$1,570,000

Comparable Properties



41 Bridge St PORT MELBOURNE 3207 (REI)

Agent Comments



Price: \$2,100,000
Method: Private Sale
Date: 27/05/2026
Property Type: House



303 Esplanade East PORT MELBOURNE 3207 (REI)

Agent Comments



Price: \$2,180,000
Method: Auction Sale
Date: 23/05/2026
Property Type: House (Res)
Land Size: 220 sqm approx



166 Evans St PORT MELBOURNE 3207 (REI/VG)

Agent Comments



Price: \$2,100,000
Method: Sold Before Auction
Date: 03/04/2026
Property Type: House (Res)
Land Size: 137 sqm approx

Account - Biggin & Scott | P: 8671 3777 | F: 8671 3700



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