

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

302/2-4 Princes Street, Port Melbourne VIC 3207

Indicative selling price

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

Range between

\$1,690,000

&

\$1,850,000

Median sale price

Median price

\$720,000

Property Type

Unit

Suburb

Port Melbourne

Period - From

19/09/2025

to

18/03/2026

Source

pdol

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
402/155 Beach St, Port Melbourne Vic	\$1,700,000	10/11/2025
405/49 Beach St, Port Melbourne Vic	\$1,680,000	18/03/2026
31/85 Rouse St, Port Melbourne Vic	\$1,712,500	03/12/2025

This Statement of Information was prepared on:

19/03/2026