

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

538 Williamstown Road, 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

\$1,625,000

Property Type

House

Suburb

Port Melbourne

Period - From

26/11/2025

to

26/05/2026

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
8 Union St, South Melbourne Vic	\$2,300,000	22/01/2026
165 Station St, Port Melbourne Vic	\$2,200,000	23/05/2026
303 Esplanade East , Port Melbourne Vic	\$2,180,000	23/05/2026

This Statement of Information was prepared on:

27/05/2026