

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 8/343 Williamstown Road, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$1,300,000 & \$1,375,000

Median sale price

Median price \$1,226,000 Property Type Townhouse Suburb Port Melbourne

Period - From 21/05/2024 to 20/05/2025 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	196 Ross St PORT MELBOURNE 3207	\$1,455,000	12/04/2025
2	3 Point Park Cr DOCKLANDS 3008	\$1,350,000	27/02/2025
3	4/61 Derham St PORT MELBOURNE 3207	\$1,280,000	30/11/2024

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: 21/05/2025 11:48



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Property Type:
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,375,000
Median Townhouse Price
21/05/2024 - 20/05/2025: \$1,226,000

Comparable Properties



196 Ross St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

3 2 1

Price: \$1,455,000
Method: Auction Sale
Date: 12/04/2025
Property Type: House (Res)
Land Size: 101 sqm approx



3 Point Park Cr DOCKLANDS 3008 (VG)

Agent Comments

3 - -

Price: \$1,350,000
Method: Sale
Date: 27/02/2025
Property Type: Townhouse (Conjoined)



4/61 Derham St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

3 2 2

Price: \$1,280,000
Method: Auction Sale
Date: 30/11/2024
Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 8644 5500