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	157 Pickles Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between $1,150,000 & $1,210,000

Median sale price

Median price $1,605,000 Property Type House Suburb Port Melbourne

Period - From 06/05/2025 to 05/05/2026 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	37 Cobden St SOUTH MELBOURNE 3205	$1,200,000	25/04/2026
2	379 Park St SOUTH MELBOURNE 3205	$1,158,000	13/04/2026
3	267 Bridge St PORT MELBOURNE 3207	$1,170,000	26/11/2025

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: 06/05/2026 16:19

157 Pickles Street, Port Melbourne Vic 3207

THE AGENCY

Adrian Wood
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2 1

Rooms: 2
Property Type: House (Res)
Land Size: 177 sqm approx

Agent Comments

Indicative Selling Price
$1,150,000 - $1,210,000
Median House Price
06/05/2025 - 05/05/2026: $1,605,000

Comparable Properties



37 Cobden St SOUTH MELBOURNE 3205 (REI)

2 1 -

Price: $1,200,000
Method: Private Sale
Date: 25/04/2026
Property Type: House

Agent Comments



379 Park St SOUTH MELBOURNE 3205 (REI)

2 1 -

Price: $1,158,000
Method: Sold Before Auction
Date: 13/04/2026
Property Type: House (Res)

Agent Comments



267 Bridge St PORT MELBOURNE 3207 (REI/VG)

2 1 1

Price: $1,170,000
Method: Sold Before Auction
Date: 26/11/2025
Property Type: House (Res)
Land Size: 164 sqm approx

Agent Comments

Account - The Agency Victoria | P: 03 8578 0388

REIV THE DIFFERENCE

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