

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

101/7 WATERFRONT PLACE PORT MELBOURNE VIC 3207

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$3,350,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$725,000

Property type

Unit

Suburb

Port Melbourne

Period-from

01 Jun 2025

to

31 May 2026

Source

Cotality

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 6 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

108/7 WATERFRONT PLACE PORT MELBOURNE VIC 3207	\$3,000,000	30-Jan-26
206/7 WATERFRONT PLACE PORT MELBOURNE VIC 3207	\$3,900,000	19-Jan-26

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 6 months.

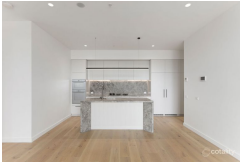
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108/7 WATERFRONT PLACE PORT MELBOURNE VIC 3207 Sold Price **\$3,000,000** Sold Date **30-Jan-26**

3 2 -

Distance **0km**



206/7 WATERFRONT PLACE PORT MELBOURNE VIC 3207 Sold Price **\$3,900,000** Sold Date **19-Jan-26**

3 - -

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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