

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 206/155 Beach Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$2,300,000 & \$2,530,000

Median sale price

Median price \$768,500 Property Type Unit Suburb Port Melbourne

Period - From 01/04/2023 to 31/03/2024 Source REIV

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	801/155 Beach St PORT MELBOURNE 3207	\$2,420,000	23/03/2024
2	405/65 Beach St PORT MELBOURNE 3207	\$2,340,000	09/12/2023
3			

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.

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Indicative Selling Price

\$2,300,000 - \$2,530,000

Median Unit Price

Year ending March 2024: \$768,500



 4  2  2

Property Type: Apartment

Agent Comments

Comparable Properties



801/155 Beach St PORT MELBOURNE 3207
(REI)

Agent Comments

 4  2  2

Price: \$2,420,000

Method: Auction Sale

Date: 23/03/2024

Property Type: Apartment



405/65 Beach St PORT MELBOURNE 3207
(REI/VG)

Agent Comments

 3  2  2

Price: \$2,340,000

Method: Auction Sale

Date: 09/12/2023

Property Type: Unit

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.

Account - Whitefox Real Estate | P: 96459699



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