

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

406/155 Beach Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$2,500,000 & \$2,650,000

Median sale price

Median price \$720,000 Property Type Unit Suburb Port Melbourne

Period - From 01/01/2025 to 31/12/2025 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	903/147 Beach St PORT MELBOURNE 3207	\$2,585,000	13/11/2025
2	2/105 Beach St PORT MELBOURNE 3207	\$2,525,000	26/09/2025
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

\$2,500,000 - \$2,650,000

Median Unit Price

Year ending December 2025: \$720,000



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



903/147 Beach St PORT MELBOURNE 3207 (REI/VG)

Agent Comments



Price: \$2,585,000

Method: Private Sale

Date: 13/11/2025

Property Type: Apartment

2/105 Beach St PORT MELBOURNE 3207 (VG)

Agent Comments



Price: \$2,525,000

Method: Sale

Date: 26/09/2025

Property Type: Subdivided Flat - Single OYO Flat

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 - Jellis Craig | P: 03 8644 5500



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