

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

6d/9 Beach Street, Port Melbourne VIC 3207

Indicative selling price

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

Range between

\$960,000

&

\$1,050,000

Median sale price

Median price

\$725,000

Property Type

Unit

Suburb

Port Melbourne

Period - From

03/12/2025

to

02/06/2026

Source

pdol

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
211/50 Dow St, Port Melbourne Vic	\$960,000	06/05/2026
73/95 Rouse St, Port Melbourne Vic	\$1,080,000	12/02/2026
11/85 Rouse St, Port Melbourne Vic	\$1,125,000	21/05/2026

This Statement of Information was prepared on:

03/06/2026

6d/9 Beach Street, Port Melbourne VIC 3207



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Property Type: Unit
Nicholas Franzmann
0385642542
0412 247 175
nicholas.franzmann@marshallwhite.com.au
Indicative Selling Price
\$960,000 - \$1,050,000
Median House Price
Year ending June 2026: \$725,000

Comparable Properties



211/50 Dow St, Port Melbourne Vic

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Price: \$960,000
Method: Private Sale
Date: 06/05/2026
Property Type: Unit
Land Size:



73/95 Rouse St, Port Melbourne Vic

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Price: \$1,080,000
Method: Private Sale
Date: 12/02/2026
Property Type: Unit
Land Size:



11/85 Rouse St, Port Melbourne Vic

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Price: \$1,125,000
Method: Private Sale
Date: 21/05/2026
Property Type: Unit
Land Size:

Account - Marshall White - Albert Park | P: 98229999