

# 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 801/155 Beach Street, Port Melbourne Vic 3207

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,600,000 & \$2,800,000

### Median sale price

Median price \$827,500 Property Type Unit Suburb Port Melbourne

Period - From 01/10/2023 to 31/12/2023 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	805/147 Beach St PORT MELBOURNE 3207	\$3,075,000	05/12/2023
2	606/147 Beach St PORT MELBOURNE 3207	\$2,760,000	24/08/2023
3	801/127 Beach St PORT MELBOURNE 3207	\$2,505,000	16/09/2023

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: 31/01/2024 17:15



4   
 2   
 2

**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$2,600,000 - \$2,800,000

**Median Unit Price**

December quarter 2023: \$827,500

## Comparable Properties



**805/147 Beach St PORT MELBOURNE 3207 (REI)**

**Agent Comments**

4   
 2   
 2

**Price:** \$3,075,000

**Method:** Private Sale

**Date:** 05/12/2023

**Property Type:** Apartment



**606/147 Beach St PORT MELBOURNE 3207 (VG)**

**Agent Comments**

3   
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**Price:** \$2,760,000

**Method:** Sale

**Date:** 24/08/2023

**Property Type:** Subdivided Flat - Single OYO Flat



**801/127 Beach St PORT MELBOURNE 3207 (REI)**

**Agent Comments**

3   
 2   
 2

**Price:** \$2,505,000

**Method:** Auction Sale

**Date:** 16/09/2023

**Property Type:** Unit

**Account - Marshall White** | P: 03 9822 9999