

# 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

5/151 Beach Street, Port Melbourne Vic 3207

### Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

### Median sale price

Median price

\$743,800

Property Type

Unit

Suburb

Port Melbourne

Period - From

01/01/2024

to

31/12/2024

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	21/85 Rouse St PORT MELBOURNE 3207	\$1,151,000	22/02/2025
2	23/3 Seisman PI PORT MELBOURNE 3207	\$1,150,500	12/02/2025
3	502/108 Bay St PORT MELBOURNE 3207	\$1,125,000	02/12/2024

**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:

31/03/2025 12:26



2 2 1

Property Type: Apartment  
Agent Comments

Indicative Selling Price  
\$1,100,000 - \$1,200,000  
Median Unit Price  
Year ending December 2024: \$743,800

Comparable Properties



21/85 Rouse St PORT MELBOURNE 3207 (REI)

Agent Comments

2 2 1

Price: \$1,151,000  
Method: Private Sale  
Date: 22/02/2025  
Property Type: Apartment



23/3 Seisman PI PORT MELBOURNE 3207 (REI/VG)

Agent Comments

2 2 1

Price: \$1,150,500  
Method: Sold Before Auction  
Date: 12/02/2025  
Rooms: 5  
Property Type: Apartment



502/108 Bay St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

2 2 1

Price: \$1,125,000  
Method: Private Sale  
Date: 02/12/2024  
Property Type: Apartment