Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 5/151 Beach Street, Port Melbourne Vic 3207

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ing		
Range betwee	\$1,100,000		&		\$1,200,000			
Median sale p	rice							
Median price	\$743,800	Pro	operty Type	Unit			Suburb	Port Melbourne
Period - From	01/01/2024	to	31/12/2024		So	urce	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.

Ade	dress 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.

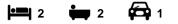
This Statement of Information was prepared on:

31/03/2025 12:26





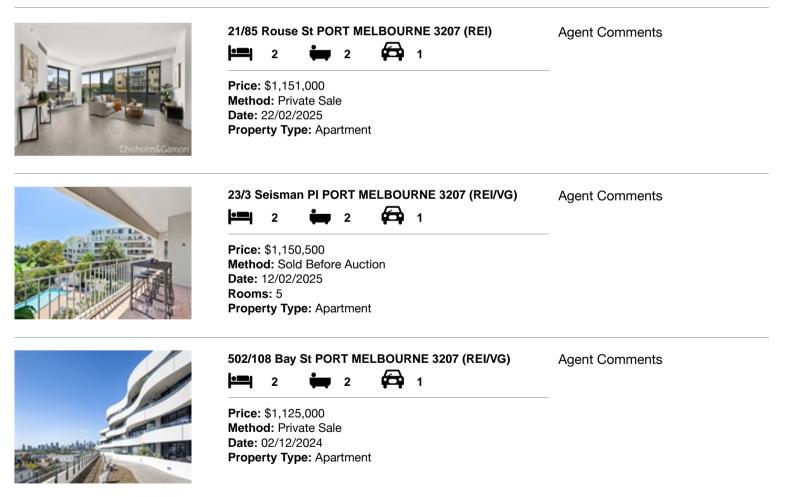




Property Type: Apartment Agent Comments

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

Comparable Properties



Account - VICPROP | P: 03 8888 1011



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