Statement of Information

# Single residential property located in the Melbourne metropolitan area

**Property offered for sale** ***Sections 47AF of the Estate Agents Act 1980***

| Address Including suburb & postcode | 607/115 Beach Street, Port Melbourne VIC 3207 |
|---|---|

**Indicative selling price**

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

| Single price | X | or range between | $1,825,000 | & | $1,950,000 |
|---|---|---|---|---|---|

**Median sale price**

| Median price | $720,000 | Property type | Apartment | Suburb | Port Melbourne |
|---|---|---|---|---|---|
| Period - from | 01/10/24 | to | 30/09/25 | Source | REIV |

**Comparable property sales (*Delete A or B below as applicable)**

**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.

| Address of comparable property | Price | Sale Date | Bed | Bath | Car |
|---|---|---|---|---|---|
| 1. 601/155 Beach Street, Port Melbourne | $2,580,000 | 09/09/25 | 3 | 2 | 2 |
| 2. 103/65 Beach Street, Port Melbourne | $1,150,000 | 27/07/25 | 3 | 2 | 2 |
| 3. 401/62 Beach Street, Port Melbourne | $1,950,000 | 15/07/25 | 3 | 2 | 2 |

This Statement of Information was prepared on: 07/10/25

***Harcourts Melbourne City have provided additional information that the purchaser may find informative.***

| Additional comparable sales | Price | Sale Date | Bed | Bath | Car |
|---|---|---|---|---|---|
| 4. 304/155 Beach Street, Port Melbourne | $2,240,000 | 18/07/25 | 3 | 2 | 2 |
| 5. 507/115 Beach Street, Port Melbourne | $1,875,000 | 04/03/25 | 3 | 2 | 2 |
| 6. 204/115 Beach Street, Port Melbourne | $1,860,000 | 05/05/23 | 3 | 2 | 2 |

| Material Fact to disclose | Current Rent & Lease Expiry | Rental Potential (pw) |
|---|---|---|
| No | N/A | $1350 - $1400pw |

**Property Outgoing Information (approximately per annum)**

| Council Rates | Water Rates | Owners Corporation | Total Fees |
|---|---|---|---|
| $3,919.95 | $704.32 | $14,037.12 | $18,661.39 |

| Size | Year Built | # In Complex/Block | Facilities |
|---|---|---|---|
| | 1999 | 85 | Outdoor Swimming Pool & Garden |

| Owners Corporation | Chattels |
|---|---|
| The Knight<br>P: 03 9509 3144 | All fixed floor coverings, electric light fittings, window furnishings, fridge, washing machine & clothes dryer as inspected |

| Sale Method | Terms |
|---|---|
| Deadline Sale 31/10/25 at 12pm | 10% Deposit - Settlement 30 Days |

*Whilst every care is taken to ensure accuracy of the sizes, plans & information contained herein no guarantees or warranties are given. Clients are required to make their own investigations, carefully check the formal legal documentation & seek independent professional legal advice.*