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	807/127 BEACH STREET PORT MELBOURNE VIC 3207

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$2,200,000	&	$2,320,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$745,000	Property type	Unit	Suburb	Port Melbourne
Period-from	01 May 2024	to	30 Apr 2025	Source	Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

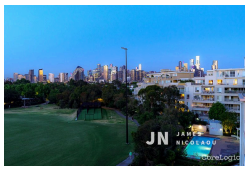
Address of comparable property	Price	Date of sale
41/8 GRAHAM STREET PORT MELBOURNE VIC 3207	$2,250,000	17-Jan-25
803C/142 ROUSE STREET PORT MELBOURNE VIC 3207	$2,050,000	31-Jan-25
507/115 BEACH STREET PORT MELBOURNE VIC 3207	$1,875,000	04-Mar-25

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 6 months.~~

This Statement of Information was prepared on: 14 May 2025

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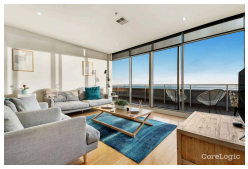


41/8 GRAHAM STREET PORT MELBOURNE VIC 3207

2 2 2

Sold Price **$2,250,000** Sold Date **17-Jan-25**

Distance **1.5km**



803C/142 ROUSE STREET PORT MELBOURNE VIC 3207

3 2 2

Sold Price **$2,050,000** Sold Date **31-Jan-25**

Distance **1.07km**



507/115 BEACH STREET PORT MELBOURNE VIC 3207

3 2 2

Sold Price **$1,875,000** Sold Date **04-Mar-25**

Distance **0.17km**

RS = Recent sale **UN** = Undisclosed Sale

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