

# 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

113 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)

Single price \$2,350,000

### Median sale price

Median price \$1,700,000

Property Type House

Suburb Port Melbourne

Period - From 01/01/2025

to 31/12/2025

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	1007/101 Bay St PORT MELBOURNE 3207	\$2,695,000	10/10/2025
2	2/105 Beach St PORT MELBOURNE 3207	\$2,525,000	26/09/2025
3			

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:

23/02/2026 11:12



 4    3    2

**Property Type:** Townhouse  
(Single)

[Agent Comments](#)

**Indicative Selling Price**

\$2,350,000

**Median House Price**

Year ending December 2025: \$1,700,000

## Comparable Properties



**1007/101 Bay St PORT MELBOURNE 3207 (REI/VG)**

[Agent Comments](#)

 4    3    4

**Price:** \$2,695,000

**Method:** Sold Before Auction

**Date:** 10/10/2025

**Property Type:** Apartment

**2/105 Beach St PORT MELBOURNE 3207 (VG)**

[Agent Comments](#)

 4    -    -

**Price:** \$2,525,000

**Method:** Sale

**Date:** 26/09/2025

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

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.

**Account - Barry Plant** | P: 03 9803 0400



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