

# 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 302/159 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)

Range between \$1,100,000 & \$1,180,000

### Median sale price

Median price \$787,500 Property Type Unit Suburb Port Melbourne

Period - From 01/10/2025 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	503E/126 Rouse St PORT MELBOURNE 3207	\$1,125,000	06/10/2025
2	103/95 Rouse St PORT MELBOURNE 3207	\$1,160,000	09/01/2026
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.

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**Indicative Selling Price**

\$1,100,000 - \$1,180,000

**Median Unit Price**

December quarter 2025: \$787,500



2 2 2

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**503E/126 Rouse St PORT MELBOURNE 3207 (VG)**

Agent Comments

3 - -

**Price:** \$1,125,000

**Method:** Sale

**Date:** 06/10/2025

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



**103/95 Rouse St PORT MELBOURNE 3207 (REI)**

Agent Comments

2 2 1

**Price:** \$1,160,000

**Method:** Private Sale

**Date:** 09/01/2026

**Property Type:** Apartment

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 - Jellis Craig | Chisholm & Gamon Port Melbourne | P: 03 9646 4444



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