

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 105/88 Beaconsfield Parade, Albert Park Vic 3206

Indicative selling price

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

Range between \$1,925,000 & \$2,025,000

Median sale price

Median price \$1,550,000 Property Type Unit Suburb Albert Park

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	607/115 Beach St PORT MELBOURNE 3207	\$1,925,000	30/10/2025
2	5T/115 Beach St PORT MELBOURNE 3207	\$1,940,000	25/10/2025
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.

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Jon Kett
03 9646 4444
0415 853 564
jonkett@jellisrcraig.com.au



3 2 2

Property Type: Apartment

Agent Comments

Indicative Selling Price
\$1,925,000 - \$2,025,000
Median Unit Price
Year ending December 2025: \$1,550,000

Comparable Properties



607/115 Beach St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

3 2 2

Price: \$1,925,000
Method: Private Sale
Date: 30/10/2025
Property Type: Apartment



5T/115 Beach St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

3 2 2

Price: \$1,940,000
Method: Auction Sale
Date: 25/10/2025
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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