

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
9a/9 Beach Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$1,700,000 & \$1,870,000

Median sale price

Median price	\$1,675,000	Property Type	House	Suburb	Port Melbourne
Period - From	01/07/2025	to	30/09/2025	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	401/38 Nott St PORT MELBOURNE 3207	\$1,750,000	06/08/2025
2	401/62 Beach St PORT MELBOURNE 3207	\$1,950,000	15/07/2025
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:

22/11/2025 10:26



Property Type: Apartment

Agent Comments

Indicative Selling Price

\$1,700,000 - \$1,870,000

Median House Price

September quarter 2025: \$1,675,000

Comparable Properties



401/38 Nott St PORT MELBOURNE 3207 (REI/VG)

Agent Comments



Price: \$1,750,000

Method: Private Sale

Date: 06/08/2025

Property Type: Apartment



401/62 Beach St PORT MELBOURNE 3207 (REI/VG)

Agent Comments



Price: \$1,950,000

Method: Private Sale

Date: 15/07/2025

Property Type: Unit

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 | P: 03 8644 5500