Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

	31/1 Beach Street, Port Melbourne Vic 3207
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,350,000 & \$1,485,000	Range between	\$1,350,000	&	\$1,485,000
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Median sale price

Median price \$722,500	Proper	rty Type Unit	i	Suburb	Port Melbourne
Period - From 01/07/2024	to 30/	/06/2025	Sourc	ce 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

	aress of comparable property	1 1100	Date of Sale
1	66/85 Rouse St PORT MELBOURNE 3207	\$1,430,000	13/02/2025
2	132/85 Rouse St PORT MELBOURNE 3207	\$1,255,000	02/12/2024
3	505/89 Beach St PORT MELBOURNE 3207	\$1,393,500	10/05/2024

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:	19/09/2025 11:27



Date of sale

JellisCraig





Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price \$1,350,000 - \$1,485,000 **Median Unit Price** Year ending June 2025: \$722,500

Comparable Properties



66/85 Rouse St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

Price: \$1,430,000 Method: Private Sale Date: 13/02/2025

Property Type: Apartment



132/85 Rouse St PORT MELBOURNE 3207 (REI/VG)

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Agent Comments

Agent Comments

Price: \$1,255,000 Method: Private Sale Date: 02/12/2024

Property Type: Apartment



505/89 Beach St PORT MELBOURNE 3207 (REI/VG)





Price: \$1,393,500 Method: Private Sale Date: 10/05/2024

Property Type: Apartment

Account - Jellis Craig | P: 03 8644 5500





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