

# 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

31/1 Beach Street, Port Melbourne Vic 3207

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$1,350,000

&

\$1,485,000

### Median sale price

Median price \$722,500

Property Type Unit

Suburb Port Melbourne

Period - From 01/07/2024

to

30/06/2025

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 | 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



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)

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)

Agent Comments



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