

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

404/88 Beach Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$790,000

Property Type Unit

Suburb Port Melbourne

Period - From 01/04/2026

to

30/06/2026

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	57/3 Seisman PI PORT MELBOURNE 3207	\$1,055,000	30/05/2026
2	11/85 Rouse St PORT MELBOURNE 3207	\$1,125,000	21/05/2026
3	501/108 Bay St PORT MELBOURNE 3207	\$1,180,000	27/04/2026

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:

25/08/2026 16:56



2
 2
 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median Unit Price

June quarter 2026: \$790,000

Comparable Properties



57/3 Seisman PI PORT MELBOURNE 3207 (REI/VG)

Agent Comments

2
 1
 2

Price: \$1,055,000

Method: Auction Sale

Date: 30/05/2026

Property Type: Apartment



11/85 Rouse St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

2
 2
 1

Price: \$1,125,000

Method: Private Sale

Date: 21/05/2026

Property Type: Apartment



501/108 Bay St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

2
 2
 1

Price: \$1,180,000

Method: Private Sale

Date: 27/04/2026

Property Type: Apartment

Account - Marshall White | P: 03 9822 9999