

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 601/62 Beach Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$1,750,000 & \$1,850,000

Median sale price

Median price \$827,500 Property Type Unit Suburb Port Melbourne

Period - From 01/10/2023 to 31/12/2023 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	606/147 Beach St PORT MELBOURNE 3207	\$2,000,000	29/08/2023
2	501/38 Nott St PORT MELBOURNE 3207	\$1,880,000	28/10/2023
3	505/155 Beach St PORT MELBOURNE 3207	\$1,870,000	17/01/2024

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: 25/01/2024 15:00



3 2 2

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$1,750,000 - \$1,850,000

Median Unit Price

December quarter 2023: \$827,500

Comparable Properties



606/147 Beach St PORT MELBOURNE 3207 (REI)

Agent Comments

3 2 2

Price: \$2,000,000

Method: Private Sale

Date: 29/08/2023

Property Type: Apartment



501/38 Nott St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

3 2 2

Price: \$1,880,000

Method: Sold Before Auction

Date: 28/10/2023

Property Type: Unit



505/155 Beach St PORT MELBOURNE 3207 (REI)

Agent Comments

2 2 2

Price: \$1,870,000

Method: Private Sale

Date: 17/01/2024

Property Type: Apartment

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