

# 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

903/147 Beach Street, Port Melbourne Vic 3207

### Indicative selling price

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

Range between \$2,850,000

&

\$3,100,000

### Median sale price

Median price \$717,500

Property Type Unit

Suburb Port Melbourne

Period - From 22/07/2024

to

21/07/2025

Source Property Data

### 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	701/127 Beach St PORT MELBOURNE 3207	\$3,220,000	28/01/2025
2			
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:

22/07/2025 14:08



 3  2  2

**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**

\$2,850,000 - \$3,100,000

**Median Unit Price**

22/07/2024 - 21/07/2025: \$717,500

## Comparable Properties



**701/127 Beach St PORT MELBOURNE 3207 (REI)**

**Agent Comments**

 2  2  2

**Price:** \$3,220,000  
**Method:** Sold Before Auction  
**Date:** 28/01/2025  
**Property Type:** Apartment

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.