

# 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

105/40 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

\$1,100,000

&

\$1,200,000

### Median sale price

Median price

\$1,517,000

Property Type

Other

Suburb

Port Melbourne

Period - From

30/01/2025

to

30/07/2025

Source

core\_logic

### Comparable property sales (\*Delete A or B below as applicable)

- 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.

| Address of comparable property              | Price       | Date of sale |
|---------------------------------------------|-------------|--------------|
| 10C/9 Beach Street Port Melbourne VIC 3207  | \$1,100,000 | 04/03/2025   |
| 57/2 Esplanade West Port Melbourne VIC 3207 | \$1,125,000 | 25/02/2025   |
|                                             |             |              |

This Statement of Information was prepared on:

31/07/2025