

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

101/103 Beach St, Port Melbourne Vic 3207

Indicative selling price

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

Single price

\$3,350,000

Median sale price

Median price

\$747,500

Property Type

Unit

Suburb

Port Melbourne

Period - From

01/07/2025

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	108/7 Waterfront PI PORT MELBOURNE 3207	\$3,000,000	30/01/2026
2	206/7 Waterfront PI PORT MELBOURNE 3207	\$3,900,000	19/01/2026
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:

13/07/2026 16:11



Property Type:
Agent Comments

Indicative Selling Price
\$3,350,000
Median Unit Price
Year ending June 2026: \$747,500

Comparable Properties

108/7 Waterfront PI PORT MELBOURNE 3207 (VG) Agent Comments



Price: \$3,000,000
Method: Sale
Date: 30/01/2026
Property Type: Strata Unit/Flat

206/7 Waterfront PI PORT MELBOURNE 3207 (VG) Agent Comments



Price: \$3,900,000
Method: Sale
Date: 19/01/2026
Property Type: Strata Unit/Flat

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.

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