

# 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

23/5 Esplanade East, 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 \$950,000 & \$1,000,000

### Median sale price

Median price \$700,000 Property Type Unit Suburb Port Melbourne

Period - From 04/02/2025 to 03/02/2026 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	4/9 Beach St PORT MELBOURNE 3207	\$950,000	14/10/2025
2	2/9 Beach St PORT MELBOURNE 3207	\$980,000	02/07/2025
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: 04/02/2026 10:24



 2   
  2   
  1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$950,000 - \$1,000,000

**Median Unit Price**

04/02/2025 - 03/02/2026: \$700,000

## Comparable Properties



**4/9 Beach St PORT MELBOURNE 3207 (VG)**

Agent Comments

 2   
  -   
  -

**Price:** \$950,000

**Method:** Sale

**Date:** 14/10/2025

**Property Type:** Strata Unit/Flat



**2/9 Beach St PORT MELBOURNE 3207 (REI/VG)**

Agent Comments

 2   
  2   
  1

**Price:** \$980,000

**Method:** Private Sale

**Date:** 02/07/2025

**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.

Account - Biggin & Scott | P: 8671 3777 | F: 8671 3700



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