

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 503/65 Beach Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$1,330,000 Property Type Townhouse Suburb Port Melbourne

Period - From 09/04/2025 to 08/04/2026 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	502/65 Beach St PORT MELBOURNE 3207	\$1,330,000	13/03/2025
2	601/65 Beach St PORT MELBOURNE 3207	\$1,350,000	22/02/2025
3	501G/93 Dow St PORT MELBOURNE 3207	\$1,400,000	14/01/2025

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: 09/04/2026 15:02



Property Type:
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median Townhouse Price
09/04/2025 - 08/04/2026: \$1,330,000

Comparable Properties



502/65 Beach St PORT MELBOURNE 3207 (REI/VG)

Agent Comments



Price: \$1,330,000
Method: Private Sale
Date: 13/03/2025
Property Type: Apartment



601/65 Beach St PORT MELBOURNE 3207 (REI/VG)

Agent Comments



Price: \$1,350,000
Method: Sold Before Auction
Date: 22/02/2025
Property Type: Apartment



501G/93 Dow St PORT MELBOURNE 3207 (REI/VG)

Agent Comments



Price: \$1,400,000
Method: Private Sale
Date: 14/01/2025
Property Type: Apartment
Land Size: 218 sqm approx

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