

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 9a/9 Beach Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$1,500,000 & \$1,650,000

Median sale price

Median price \$725,000 Property Type Unit Suburb Port Melbourne

Period - From 25/05/2025 to 24/05/2026 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	602/155 Beach St PORT MELBOURNE 3207	\$1,600,000	06/05/2026
2	302/2-4 Princes St PORT MELBOURNE 3207	\$1,700,000	10/04/2026
3	405/49 Beach St PORT MELBOURNE 3207	\$1,680,000	18/03/2026

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: 25/05/2026 14:55



3
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 2

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$1,500,000 - \$1,650,000

Median Unit Price

25/05/2025 - 24/05/2026: \$725,000

Comparable Properties



602/155 Beach St PORT MELBOURNE 3207 (REI)

Agent Comments

2
 2
 2

Price: \$1,600,000

Method: Private Sale

Date: 06/05/2026

Property Type: Apartment



302/2-4 Princes St PORT MELBOURNE 3207 (REI)

Agent Comments

3
 2
 2

Price: \$1,700,000

Method: Private Sale

Date: 10/04/2026

Property Type: Apartment



405/49 Beach St PORT MELBOURNE 3207 (REI)

Agent Comments

3
 2
 2

Price: \$1,680,000

Method: Private Sale

Date: 18/03/2026

Property Type: Apartment

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