

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 6 Capistrano Place, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,570,000 Property Type House Suburb Port Melbourne

Period - From 01/01/2026 to 31/03/2026 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	11/85 Rouse St PORT MELBOURNE 3207	\$1,125,000	21/05/2026
2	501/108 Bay St PORT MELBOURNE 3207	\$1,180,000	30/04/2026
3	3/156 Bay St PORT MELBOURNE 3207	\$1,122,000	01/04/2026

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.~~

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Property Type:
Divorce/Estate/Family Transfers
Land Size: 14545 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
March quarter 2026: \$1,570,000

Comparable Properties



11/85 Rouse St PORT MELBOURNE 3207 (REI)

Agent Comments



Price: \$1,125,000
Method: Private Sale
Date: 21/05/2026
Property Type: Apartment



501/108 Bay St PORT MELBOURNE 3207 (REI/VG)

Agent Comments



Price: \$1,180,000
Method: Private Sale
Date: 30/04/2026
Property Type: Apartment



3/156 Bay St PORT MELBOURNE 3207 (REI/VG)

Agent Comments



Price: \$1,122,000
Method: Private Sale
Date: 01/04/2026
Property Type: Apartment

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



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