

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

Single price

\$1,185,000

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	27/04/2026
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.~~

This Statement of Information was prepared on:

02/07/2026 10:48



2 2 1

Property Type: Apartment
Land Size: 123 sqm approx
Agent Comments

Indicative Selling Price
 \$1,185,000
Median House Price
 March quarter 2026: \$1,570,000

Comparable Properties



11/85 Rouse St PORT MELBOURNE 3207 (REI)

Agent Comments

2 2 1

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

2 2 1

Price: \$1,180,000
Method: Private Sale
Date: 27/04/2026
Property Type: Apartment



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

Agent Comments

2 1 2

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

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