

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

8/103 Liardet Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$380,000 & \$418,000

Median sale price

Median price \$727,000 Property Type Unit Suburb Port Melbourne

Period - From 03/08/2025 to 02/08/2026 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	7/87 Ross St PORT MELBOURNE 3207	\$385,000	07/07/2026
2			
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: 03/08/2026 09:35



1 1 1

Rooms: 2
Property Type: Flat
Agent Comments

Indicative Selling Price
\$380,000 - \$418,000
Median Unit Price
03/08/2025 - 02/08/2026: \$727,000

Comparable Properties



7/87 Ross St PORT MELBOURNE 3207 (REI)

Agent Comments

1 1 1

Price: \$385,000
Method: Private Sale
Date: 07/07/2026
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.