

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

401/88 Beach Street, Port Melbourne VIC 3207

Indicative selling price

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

Range between

\$1,250,000

&

\$1,350,000

Median sale price

Median price

\$720,000

Property Type

Unit

Suburb

Port Melbourne

Period - From

23/09/2025

to

22/03/2026

Source

pdol

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
901/57 Bay St, Port Melbourne Vic	\$1,290,000	24/02/2026
401/19 Nott St, Port Melbourne Vic	\$1,350,000	22/10/2025
48/2 Esplanade West , Port Melbourne Vic	\$1,250,000	28/11/2025

This Statement of Information was prepared on:

24/03/2026