

# 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

62 Beacon Vista, Port Melbourne Vic 3207

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$2,000,000

&

\$2,175,000

### Median sale price

Median price

\$1,620,000

Property Type

House

Suburb

Port Melbourne

Period - From

03/03/2025

to

02/03/2026

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	41 Beacon Vst PORT MELBOURNE 3207	\$2,180,000	22/11/2025
2	26 Beacon Vst PORT MELBOURNE 3207	\$2,100,000	22/11/2025
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:

03/03/2026 15:14



 3   
  2   
  2

**Property Type:** Townhouse (Res)

**Land Size:** 185 sqm approx

Agent Comments

**Indicative Selling Price**

\$2,000,000 - \$2,175,000

**Median House Price**

03/03/2025 - 02/03/2026: \$1,620,000

## Comparable Properties



**41 Beacon Vst PORT MELBOURNE 3207 (REI/VG)**

Agent Comments

 3   
  3   
  2

**Price:** \$2,180,000

**Method:** Auction Sale

**Date:** 22/11/2025

**Property Type:** House

**Land Size:** 202 sqm approx



**26 Beacon Vst PORT MELBOURNE 3207 (REI/VG)**

Agent Comments

 3   
  2   
  3

**Price:** \$2,100,000

**Method:** Auction Sale

**Date:** 22/11/2025

**Property Type:** House (Res)

**Land Size:** 181 sqm approx

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.

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



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