

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

603/101 Bay Street, Port Melbourne Vic 3207

Indicative selling price

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

Single price

\$735,000

Median sale price

Median price

\$740,000

Property Type

Unit

Suburb

Port Melbourne

Period - From

11/12/2024

to

10/12/2025

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	405C/142 Rouse St PORT MELBOURNE 3207	\$735,000	10/10/2025
2	403/101 Bay St PORT MELBOURNE 3207	\$710,000	18/09/2025
3	315/99 Dow St PORT MELBOURNE 3207	\$725,000	18/06/2025

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:

11/12/2025 17:41



2 2 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$735,000
Median Unit Price
11/12/2024 - 10/12/2025: \$740,000

Comparable Properties



405C/142 Rouse St PORT MELBOURNE 3207 (REI)

Agent Comments

2 1 1

Price: \$735,000
Method: Private Sale
Date: 10/10/2025
Property Type: Apartment



403/101 Bay St PORT MELBOURNE 3207 (VG)

Agent Comments

2 - -

Price: \$710,000
Method: Sale
Date: 18/09/2025
Property Type: Subdivided Flat - Single OYO Flat



315/99 Dow St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

2 2 1

Price: \$725,000
Method: Private Sale
Date: 18/06/2025
Property Type: Apartment

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