Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address Including suburb and postcode	

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	Pro	perty Type	Jnit		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

Add	dress 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 comparableproperties 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









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)

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

Property Type: Apartment

Agent Comments



403/101 Bay St PORT MELBOURNE 3207 (VG)

Price: \$710,000 Method: Sale

Date: 18/09/2025 Property Type: Subdivided Flat - Single OYO Flat **Agent Comments**



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

Price: \$725,000



Agent Comments

Method: Private Sale Date: 18/06/2025

Property Type: Apartment

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





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