

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

Range between

\$750,000

&

\$800,000

Median sale price

Median price

\$732,500

Property Type

Unit

Suburb

Port Melbourne

Period - From

21/10/2024

to

20/10/2025

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	208/41 Nott St PORT MELBOURNE 3207	\$760,000	25/07/2025
2	206/111 Nott St PORT MELBOURNE 3207	\$787,000	04/03/2025
3	511/101 Bay St PORT MELBOURNE 3207	\$795,000	14/06/2025

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:

21/10/2025 16:05



2 2 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$750,000 - \$800,000
Median Unit Price
21/10/2024 - 20/10/2025: \$732,500

Comparable Properties



208/41 Nott St PORT MELBOURNE 3207 (VG)

Agent Comments

2 - -

Price: \$760,000
Method: Sale
Date: 25/07/2025
Property Type: Subdivided Flat - Single OYO Flat



206/111 Nott St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

2 2 1

Price: \$787,000
Method: Private Sale
Date: 04/03/2025
Property Type: Apartment



511/101 Bay St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

2 2 1

Price: \$795,000
Method: Private Sale
Date: 14/06/2025
Property Type: Apartment