Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	603/101 Bay Street, Port Melbourne Vic 3207
Including suburb and	
postcode	

Indicative selling price

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

Range between \$750,000 & \$800,000	Range between	\$750,000	&	\$800,000
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Median sale price

Median price	\$732,500	Pro	perty Type U	nit		Suburb	Port Melbourne
Period - From	21/10/2024	to	20/10/2025	So	ource	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

7,01	aress of comparable property	1 1100	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



Date of sale







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

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)

2

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

Property Type: Apartment



Agent Comments



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

Agent Comments

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

Property Type: Apartment

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





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