

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$750,000 & \$770,000

### Median sale price

Median price \$720,000 Property Type Unit Suburb Port Melbourne

Period - From 19/11/2024 to 18/11/2025 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: 19/11/2025 17:22



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**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$750,000 - \$770,000  
**Median Unit Price**  
19/11/2024 - 18/11/2025: \$720,000

## Comparable Properties



**208/41 Nott St PORT MELBOURNE 3207 (VG)**

**Agent Comments**

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**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

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



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