

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
103/101 Bay Street, Port Melbourne Vic 3207

Indicative selling price

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

Single price \$700,000

Median sale price

Median price \$787,500 Property Type Unit Suburb Port Melbourne
Period - From 01/10/2025 to 31/12/2025 Source REIV

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
1 403/101 Bay St PORT MELBOURNE 3207	\$710,000	18/09/2025
2 402/55 Bay St PORT MELBOURNE 3207	\$675,000	26/07/2025
3		

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:

09/01/2026 15:19



2



2



1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$700,000

Median Unit Price

December quarter 2025: \$787,500

Comparable Properties

**403/101 Bay St PORT MELBOURNE 3207 (VG)**

Agent Comments



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Price: \$710,000**Method:** Sale**Date:** 18/09/2025**Property Type:** Subdivided Flat - Single OYO Flat**402/55 Bay St PORT MELBOURNE 3207 (REI/VG)**

Agent Comments



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1



1

Price: \$675,000**Method:** Sold Before Auction**Date:** 26/07/2025**Property Type:** Apartment

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.

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