

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 501/108 Bay Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$1,150,000 & \$1,225,000

Median sale price

Median price \$710,000 Property Type Unit Suburb Port Melbourne

Period - From 24/02/2025 to 23/02/2026 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	103/95 Rouse St PORT MELBOURNE 3207	\$1,160,000	09/01/2026
2	48/2 Esplanade West PORT MELBOURNE 3207	\$1,250,000	28/11/2025
3	805G/93 Dow St PORT MELBOURNE 3207	\$1,150,000	21/11/2025

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: 24/02/2026 17:05



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$1,150,000 - \$1,225,000

Median Unit Price

24/02/2025 - 23/02/2026: \$710,000

Comparable Properties



103/95 Rouse St PORT MELBOURNE 3207 (REI)

Agent Comments

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Price: \$1,160,000

Method: Private Sale

Date: 09/01/2026

Property Type: Apartment



48/2 Esplanade West PORT MELBOURNE 3207 (REI/VG) Agent Comments

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Price: \$1,250,000

Method: Private Sale

Date: 28/11/2025

Property Type: Unit



805G/93 Dow St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

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Price: \$1,150,000

Method: Sold Before Auction

Date: 21/11/2025

Property Type: Apartment

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