

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 319/99 Dow Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$725,000 & \$775,000

Median sale price

Median price \$725,000 Property Type Unit Suburb Port Melbourne

Period - From 01/04/2025 to 31/03/2026 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	411/1 Danks St.W PORT MELBOURNE 3207	\$750,000	16/05/2026
2	603/101 Bay St PORT MELBOURNE 3207	\$725,000	24/02/2026
3	111/50 Dow St PORT MELBOURNE 3207	\$729,000	01/02/2026

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: 15/06/2026 14:12



Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$725,000 - \$775,000

Median Unit Price

Year ending March 2026: \$725,000

Comparable Properties



411/1 Danks St.W PORT MELBOURNE 3207 (REI)

Agent Comments



Price: \$750,000

Method: Private Sale

Date: 16/05/2026

Property Type: Apartment



603/101 Bay St PORT MELBOURNE 3207 (REI/VG)

Agent Comments



Price: \$725,000

Method: Private Sale

Date: 24/02/2026

Property Type: Apartment



111/50 Dow St PORT MELBOURNE 3207 (VG)

Agent Comments



Price: \$729,000

Method: Sale

Date: 01/02/2026

Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit

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