

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 \$700,000 & \$750,000

Median sale price

Median price \$735,000 Property Type Unit Suburb Port Melbourne

Period - From 10/07/2025 to 09/07/2026 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	212/320 Plummer St PORT MELBOURNE 3207	\$711,000	22/06/2026
2	603/101 Bay St PORT MELBOURNE 3207	\$725,000	17/02/2026
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:

10/07/2026 16:04



2 2 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$700,000 - \$750,000
Median Unit Price
10/07/2025 - 09/07/2026: \$735,000

Comparable Properties



212/320 Plummer St PORT MELBOURNE 3207 (REI)

Agent Comments

2 2 1

Price: \$711,000
Method: Private Sale
Date: 22/06/2026
Property Type: Apartment



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

Agent Comments

2 2 1

Price: \$725,000
Method: Private Sale
Date: 17/02/2026
Property Type: Apartment



111/50 Dow St PORT MELBOURNE 3207 (VG)

Agent Comments

2 - -

Price: \$729,000
Method: Sale
Date: 01/02/2026
Property Type: Subdivided Unit/Villa/Townhouse - Single
OYO Unit

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