

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

615/101 Bay Street, Port Melbourne Vic 3207

Indicative selling price

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

Single price \$535,000

Median sale price

Median price \$790,000

Property Type Unit

Suburb Port Melbourne

Period - From 01/04/2026

to 30/06/2026

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	416/101 Bay St PORT MELBOURNE 3207	\$515,000	24/08/2026
2	216/101 Bay St PORT MELBOURNE 3207	\$510,000	22/07/2026
3	317/99 Dow St PORT MELBOURNE 3207	\$540,000	09/07/2026

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:

02/09/2026 11:25



2
 1
 1

Property Type:
 Agent Comments

Indicative Selling Price
 \$535,000
Median Unit Price
 June quarter 2026: \$790,000

Comparable Properties



416/101 Bay St PORT MELBOURNE 3207 (REI)

Agent Comments

2
 1
 1

Price: \$515,000
Method: Private Sale
Date: 24/08/2026
Property Type: Apartment



216/101 Bay St PORT MELBOURNE 3207 (REI)

Agent Comments

2
 1
 1

Price: \$510,000
Method: Private Sale
Date: 22/07/2026
Property Type: Apartment



317/99 Dow St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

2
 1
 1

Price: \$540,000
Method: Private Sale
Date: 09/07/2026
Property Type: Apartment

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