

# 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

403/101 Bay Street, Port Melbourne Vic 3207

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$720,000

### Median sale price

Median price

\$680,150

Property Type

Unit

Suburb

Port Melbourne

Period - From

01/04/2025

to

30/06/2025

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 | 207/55 Bay St PORT MELBOURNE 3207   | \$715,000 | 04/04/2025   |
| 2 | 106/111 Nott St PORT MELBOURNE 3207 | \$720,000 | 10/07/2025   |
| 3 | 315/99 Dow St PORT MELBOURNE 3207   | \$725,000 | 18/06/2025   |

**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:

22/08/2025 15:46



2 2 1

Rooms: 4  
Property Type: Apartment  
Agent Comments

Indicative Selling Price  
\$720,000  
Median Unit Price  
June quarter 2025: \$680,150

Comparable Properties



207/55 Bay St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

2 1 1

Price: \$715,000  
Method: Private Sale  
Date: 04/04/2025  
Property Type: Apartment  
Land Size: 80 sqm approx



106/111 Nott St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

2 2 1

Price: \$720,000  
Method: Private Sale  
Date: 10/07/2025  
Property Type: Apartment



315/99 Dow St PORT MELBOURNE 3207 (REI)

Agent Comments

2 2 1

Price: \$725,000  
Method: Private Sale  
Date: 18/06/2025  
Property Type: Apartment