

# 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)

Range between

\$690,000

&

\$740,000

### 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	905/320 Plummer St PORT MELBOURNE 3207	\$690,000	20/03/2025
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:

22/07/2025 17:22



2 2 1

**Rooms:** 4  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$690,000 - \$740,000  
**Median Unit Price**  
June quarter 2025: \$680,150

## Comparable Properties



**905/320 Plummer St PORT MELBOURNE 3207 (REI/VG)** **Agent Comments**

2 2 1

**Price:** \$690,000  
**Method:** Private Sale  
**Date:** 20/03/2025  
**Property Type:** Apartment



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

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