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	cons	sumer.vic.go	ov.au/	underquot	ing		
Range betweer	\$690,000		&		\$740,000			
Median sale p	rice							
Median price	\$680,150	Pro	operty Type	Unit			Suburb	Port Melbourne
Period - From	01/04/2025	to	30/06/2025		So	urce	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.

Ad	dress 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



BigginScott





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

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

106/111 Nott St PORT MELBOURNE 3207 (REI)

 Agent Comments

Agent Comments



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



315/99 Dow St PORT MELBOURNE 3207 (REI)

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

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



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