

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 406/57 Bay Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$742,600 Property Type Unit Suburb Port Melbourne

Period - From 23/12/2023 to 22/12/2024 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	109/115 Nott St PORT MELBOURNE 3207	\$535,000	13/08/2024
2	18/200 Bay St PORT MELBOURNE 3207	\$538,000	26/02/2024
3	205/52 Nott St PORT MELBOURNE 3207	\$550,000	19/09/2024

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: 23/12/2024 17:40



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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

23/12/2023 - 22/12/2024: \$742,600

Comparable Properties



109/115 Nott St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

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Price: \$535,000

Method: Private Sale

Date: 13/08/2024

Property Type: Apartment



18/200 Bay St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

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Price: \$538,000

Method: Private Sale

Date: 26/02/2024

Property Type: Apartment



205/52 Nott St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

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Price: \$550,000

Method: Private Sale

Date: 19/09/2024

Property Type: Unit

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



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