

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

107/15 Pickles Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$440,000

&

\$480,000

Median sale price

Median price \$710,000

Property Type Unit

Suburb Port Melbourne

Period - From 01/01/2025

to 31/03/2025

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	110/88 Dow St PORT MELBOURNE 3207	\$445,000	12/01/2025
2	515/54 Nott St PORT MELBOURNE 3207	\$465,000	24/02/2025
3	314/54 Nott St PORT MELBOURNE 3207	\$470,000	04/02/2025

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:

10/04/2025 16:21



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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$440,000 - \$480,000

Median Unit Price

March quarter 2025: \$710,000

Comparable Properties



110/88 Dow St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

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Price: \$445,000

Method: Private Sale

Date: 12/01/2025

Property Type: Apartment



515/54 Nott St PORT MELBOURNE 3207 (VG)

Agent Comments

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Price: \$465,000

Method: Sale

Date: 24/02/2025

Property Type: Subdivided Flat - Single OYO Flat



314/54 Nott St PORT MELBOURNE 3207 (REI)

Agent Comments

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Price: \$470,000

Method: Private Sale

Date: 04/02/2025

Property Type: Apartment

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