

# 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

115/99 Dow 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 \$680,000 & \$700,000

### Median sale price

Median price \$750,000 Property Type Unit Suburb Port Melbourne

Period - From 24/03/2024 to 23/03/2025 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	305/216 Rouse St PORT MELBOURNE 3207	\$685,000	15/02/2025
2	330/70 Nott St PORT MELBOURNE 3207	\$700,000	01/02/2025
3	402/52 Nott St PORT MELBOURNE 3207	\$705,000	28/01/2025

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:

24/03/2025 14:44



2 2 1

Property Type: Apartment  
Agent Comments

Indicative Selling Price  
\$680,000 - \$700,000  
Median Unit Price  
24/03/2024 - 23/03/2025: \$750,000

## Comparable Properties



305/216 Rouse St PORT MELBOURNE 3207 (REI)

Agent Comments

2 2 1

Price: \$685,000  
Method: Private Sale  
Date: 15/02/2025  
Property Type: Apartment



330/70 Nott St PORT MELBOURNE 3207 (REI)

Agent Comments

2 2 1

Price: \$700,000  
Method: Private Sale  
Date: 01/02/2025  
Property Type: Apartment



402/52 Nott St PORT MELBOURNE 3207 (REI)

Agent Comments

2 2 1

Price: \$705,000  
Method: Private Sale  
Date: 28/01/2025  
Property Type: Apartment