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

201/50 Dow Street, Port Melbourne Vic 3207

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	<i>underquot</i>	ting		
Range betweer	n \$650,000		&		\$680,000)		
Median sale p	rice							
Median price	\$750,000	Pro	operty Type	Unit			Suburb	Port Melbourne
Period - From	01/04/2024	to	31/03/2025		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	2095/93 Dow St PORT MELBOURNE 3207	\$655,000	04/06/2025
2	428/70 Nott St PORT MELBOURNE 3207	\$675,000	16/04/2025
3	214/99 Dow St PORT MELBOURNE 3207	\$630,000	04/03/2025

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:

16/06/2025 11:37









Property Type: Apartment Agent Comments

Indicative Selling Price \$650,000 - \$680,000 Median Unit Price Year ending March 2025: \$750,000

Comparable Properties

2095/93 Dow St PORT MELBOURNE 3207 (REI)	Agent Comments		
1 2 1 1			
Price: \$655,000			
Method:			
Date: 04/06/2025			
Property Type: Apartment			
428/70 Nott St PORT MELBOURNE 3207 (REI)	Agent Comments		
1 2 1 2 1	C C		
Price: \$675,000			
Method:			
Date: 16/04/2025			
Property Type: Apartment			
 214/99 Dow St PORT MELBOURNE 3207 (REI)	Agent Comments		
	Agent Comments		
1 2 1 2 1			
Price: \$630,000			
Method:			
Date: 04/03/2025			
Property Type: Apartment			

Account - Frank Gordon Port Melbourne | P: 9645 2411 | F: 9646 0499



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