

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

202A/86 Bay Street, Port Melbourne Vic 3207

Indicative selling price

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

Single price

\$950,000

Median sale price

Median price

\$722,500

Property Type

Unit

Suburb

Port Melbourne

Period - From

01/07/2024

to

30/06/2025

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	418/99 Dow St PORT MELBOURNE 3207	\$955,000	23/05/2025
2	604/55 Bay St PORT MELBOURNE 3207	\$980,000	16/05/2025
3	604/55 Bay St PORT MELBOURNE 3207	\$980,000	16/05/2025

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:

28/07/2025 13:51

202A/86 Bay Street, Port Melbourne Vic 3207

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2 2 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$950,000
Median Unit Price
Year ending June 2025: \$722,500

Comparable Properties



418/99 Dow St PORT MELBOURNE 3207 (REI)

Agent Comments

2 2 2

Price: \$955,000
Method: Private Sale
Date: 23/05/2025
Property Type: Apartment

604/55 Bay St PORT MELBOURNE 3207 (VG)

Agent Comments

2 - -

Price: \$980,000
Method: Sale
Date: 16/05/2025
Property Type: Subdivided Flat - Single OYO Flat

604/55 Bay St PORT MELBOURNE 3207 (VG)

Agent Comments

2 - -

Price: \$980,000
Method: Sale
Date: 16/05/2025
Property Type: Subdivided Flat - Single OYO Flat

Account - Chisholm & Gamon | P: 03 9646 4444 | F: 03 9646 3311



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