

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

206/99 DOW STREET PORT MELBOURNE VIC 3207

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$470,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,517,000

Property type

House

Suburb

Port Melbourne

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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 6 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

9/39 ESPLANADE EAST PORT MELBOURNE VIC 3207	\$500,000	04-Jun-25
107/63-69 ROUSE STREET PORT MELBOURNE VIC 3207	\$470,000	18-Mar-25

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 6 months.

This Statement of Information was prepared on: 05 August 2025


**9/39 ESPLANADE EAST PORT
MELBOURNE VIC 3207**
 1  1  1

Sold Price **\$500,000** Sold Date **04-Jun-25**

Distance **0.19km**

**107/63-69 ROUSE STREET PORT
MELBOURNE VIC 3207**
 1  1  1

Sold Price **\$470,000** Sold Date **18-Mar-25**

Distance **0.31km**
RS = Recent sale

UN = Undisclosed Sale

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