

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

207/52 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

\$400,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$738,800

Property type

Unit

Suburb

Port Melbourne

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

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

50-52 DOW STREET PORT MELBOURNE VIC 3207	\$410,000	14-Feb-25
212/99 DOW STREET PORT MELBOURNE VIC 3207	\$450,000	01-Nov-24
408/99 DOW STREET PORT MELBOURNE VIC 3207	\$440,000	18-Nov-24

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: 11 March 2025



**first
national**
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Sales Avant

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**50-52 DOW STREET PORT
MELBOURNE VIC 3207**

1 1 1

Sold Price ^{RS} **\$410,000** ^{UN} Sold Date **14-Feb-25**

Distance **0km**



**212/99 DOW STREET PORT
MELBOURNE VIC 3207**

1 1 1

Sold Price ^{RS} **\$450,000** ^{UN} Sold Date **01-Nov-24**

Distance **0.2km**



**408/99 DOW STREET PORT
MELBOURNE VIC 3207**

1 1 1

Sold Price **\$440,000** Sold Date **18-Nov-24**

Distance **0.2km**

RS = Recent sale

UN = Undisclosed Sale

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