

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

302/546 WILLIAMSTOWN ROAD 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

\$480,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,000

Property type

Unit

Suburb

Port Melbourne

Period-from

01 Oct 2024

to

30 Sep 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

212/101 BAY STREET PORT MELBOURNE VIC 3207	\$490,000	31-Jul-25
207/57 BAY STREET PORT MELBOURNE VIC 3207	\$495,000	15-May-25
719/60 SIDDELEY STREET DOCKLANDS VIC 3008	\$501,000	23-Jul-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: 14 October 2025



**212/101 BAY STREET PORT
MELBOURNE VIC 3207**

1 1 1

Sold Price **\$490,000** Sold Date **31-Jul-25**

Distance **1.02km**



**207/57 BAY STREET PORT
MELBOURNE VIC 3207**

1 1 1

Sold Price **\$495,000** Sold Date **15-May-25**

Distance **1.11km**



**719/60 SIDDELEY STREET
DOCKLANDS VIC 3008**

1 1 1

Sold Price **\$501,000** Sold Date **23-Jul-25**

Distance **1.3km**

RS = Recent sale

UN = Undisclosed Sale

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