

# 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

305/52 Dow Street, Port Melbourne Vic 3207

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$430,000

### Median sale price

Median price

\$710,000

Property Type

Unit

Suburb

Port Melbourne

Period - From

01/01/2025

to

31/03/2025

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	107/15 Pickles St PORT MELBOURNE 3207	\$450,000	16/05/2025
2	431/70 Nott St PORT MELBOURNE 3207	\$435,000	24/04/2025
3	107/38 Nott St PORT MELBOURNE 3207	\$435,000	06/03/2025

**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:

07/07/2025 13:41

305/52 Dow Street, Port Melbourne Vic 3207

Jon Kett  
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1 bed 1 bath 1 car

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$430,000

**Median Unit Price**

March quarter 2025: \$710,000

## Comparable Properties



**107/15 Pickles St PORT MELBOURNE 3207 (REI)**

Agent Comments

1 bed 1 bath 1 car

**Price:** \$450,000

**Method:** Private Sale

**Date:** 16/05/2025

**Property Type:** Apartment

**Land Size:** 60 sqm approx

**431/70 Nott St PORT MELBOURNE 3207 (REI)**

Agent Comments

1 bed 1 bath 1 car

**Price:** \$435,000

**Method:** Sold Before Auction

**Date:** 24/04/2025

**Property Type:** Unit



**107/38 Nott St PORT MELBOURNE 3207 (REI/VG)**

Agent Comments

1 bed 1 bath 1 car

**Price:** \$435,000

**Method:** Private Sale

**Date:** 06/03/2025

**Property Type:** Apartment

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



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