# 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 506/99 Dow Street, Port Melbourne, Vic 3207

# Indicative selling price

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

range between \$410,000 & \$450,000

# Median sale price

Median price		\$700,000	Property type	Unit	Suburb	Port Melbourne
Period - From	01/12/2024	to	30/11/2025	Source Prop	Track	

#### 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
407/55 Bay Street, Port Melbourne, VIC 3207	\$452,000	20/06/2025
305/52 Dow Street, Port Melbourne, VIC 3207	\$410,000	12/11/2025
3/181 Bay Street, Port Melbourne, VIC 3207	\$450,000	27/11/2025

## 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:	09/12/2025
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