

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

605/57 Bay Street, Port Melbourne Vic 3207

Indicative selling price

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

Single price

\$585,000

Median sale price

Median price

\$735,000

Property Type

Unit

Suburb

Port Melbourne

Period - From

22/05/2024

to

21/05/2025

Source

Property Data

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	4/6 Graham St PORT MELBOURNE 3207	\$585,000	12/04/2025
2	201/40 Beach St PORT MELBOURNE 3207	\$575,500	02/03/2025
3	34/2 Esplanade West PORT MELBOURNE 3207	\$585,000	21/01/2025

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:

22/05/2025 11:51

605/57 Bay Street, Port Melbourne Vic 3207

Tony Gaudry
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1 Bed 1 Bath 1 Car

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$585,000

Median Unit Price
22/05/2024 - 21/05/2025: \$735,000

Comparable Properties



4/6 Graham St PORT MELBOURNE 3207 (REI)

Agent Comments

1 Bed 1 Bath 1 Car

Price: \$585,000
Method: Auction Sale
Date: 12/04/2025
Property Type: Apartment



201/40 Beach St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

1 Bed 1 Bath 1 Car

Price: \$575,500
Method: Private Sale
Date: 02/03/2025
Property Type: Apartment



34/2 Esplanade West PORT MELBOURNE 3207 (REI/VG)

Agent Comments

1 Bed 1 Bath 1 Car

Price: \$585,000
Method: Private Sale
Date: 21/01/2025
Property Type: Apartment

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



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