

## 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

905/93 DOW STREET PORT MELBOURNE VIC 3207

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,400,000

&

\$1,500,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$740,000

Property type

Unit

Suburb

Port Melbourne

Period-from

01 Jul 2024

to

30 Jun 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

|   |         |           |
|---|---------|-----------|
| 502/65 BEACH STREET PORT MELBOURNE VIC 3207 | 1330000 | 13-Mar-25 |
| 418/99 DOW STREET PORT MELBOURNE VIC 3207   | 955000  | 23-May-25 |
| 10C/9 BEACH STREET PORT MELBOURNE VIC 3207  | 1100000 | 04-Mar-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: 30 June 2025



## 502/65 BEACH STREET PORT MELBOURNE VIC 3207

2 2 2

Sold Price **1330000** Sold Date **13-Mar-25**

Distance **0.36km**



## 418/99 DOW STREET PORT MELBOURNE VIC 3207

2 2 2

Sold Price <sup>RS</sup> **955000** Sold Date **23-May-25**

Distance **0.09km**



## 10C/9 BEACH STREET PORT MELBOURNE VIC 3207

2 2 -

Sold Price **1100000** Sold Date **04-Mar-25**

Distance **0.16km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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