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	407/108 Bay Street, Port Melbourne Vic 3207

Indicative selling price

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

Single price $1,300,000

Median sale price

Median price $748,000 Property Type Unit Suburb Port Melbourne

Period - From 01/07/2023 to 30/09/2023 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	52/4 Seisman Pl PORT MELBOURNE 3207	$1,320,000	14/10/2023
2	14/156 Bay St PORT MELBOURNE 3207	$1,310,000	12/10/2023
3	302/10 Princes St PORT MELBOURNE 3207	$1,310,000	26/08/2023

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.~~

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407/108 Bay Street, Port Melbourne Vic 3207

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Indicative Selling Price
$1,300,000
Median Unit Price
September quarter 2023: $748,000



2 -

Property Type: Strata Unit/Flat
Agent Comments

Comparable Properties



52/4 Seisman Pl PORT MELBOURNE 3207 (REI)

2 2 2

Price: $1,320,000
Method: Auction Sale
Date: 14/10/2023
Property Type: Apartment

Agent Comments



14/156 Bay St PORT MELBOURNE 3207 (REI)

2 1 2

Price: $1,310,000
Method: Sold Before Auction
Date: 12/10/2023
Property Type: Unit

Agent Comments



302/10 Princes St PORT MELBOURNE 3207 (REI)

2 2 2

Price: $1,310,000
Method: Private Sale
Date: 26/08/2023
Property Type: Apartment

Agent Comments

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