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	104/93 Dow Street, Port Melbourne VIC 3207

Indicative selling price

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

Range between $450,000 & $490,000

Median sale price

Median price $745,000 Property Type Unit Suburb Port Melbourne

Period - From 22/11/2024 to 21/05/2025 Source core_logic

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
207/57 Bay Street Port Melbourne VIC 3207	$495,000	21/05/2025
515/54-60 Nott Street Port Melbourne VIC 3207	$465,000	24/02/2025
107/63-69 Rouse Street Port Melbourne VIC 3207	$470,000	18/03/2025

This Statement of Information was prepared on: 23/05/2025