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	705/101 Bay Street, Port Melbourne VIC 3207

Indicative selling price

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

Range between $600,000 & $650,000

Median sale price

Median price $1,505,000 Property Type Other Suburb Port Melbourne

Period - From 24/12/2024 to 23/06/2025 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
408/166 Rouse Street Port Melbourne VIC 3207	$635,000	07/02/2025
504/166 Rouse St Port Melbourne VIC 3207	$630,000	08/04/2025
302/25 Pickles St Port Melbourne	$631,000	01/03/2025

This Statement of Information was prepared on: 24/06/2025