

## 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

211/50-52 DOW STREET PORT MELBOURNE VIC 3207

### Indicative selling price

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

Single Price

or range  
between

\$1,050,000

&

\$1,150,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$735,000

Property type

Unit

Suburb

Port Melbourne

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

### 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

24/50 JOHNSTON STREET PORT MELBOURNE VIC 3207	\$1,010,000	15-Nov-25
107/88 BEACONSFIELD PARADE ALBERT PARK VIC 3206	\$1,100,000	29-Jan-26

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.

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**24/50 JOHNSTON STREET PORT  
MELBOURNE VIC 3207**

2 2 2

Sold Price **\$1,010,000** Sold Date **15-Nov-25**

Distance **0.28km**



**107/88 BEACONSFIELD PARADE  
ALBERT PARK VIC 3206**

2 2 1

Sold Price <sup>RS</sup> **\$1,100,000** <sup>UN</sup> Sold Date **29-Jan-26**

Distance **0.82km**

RS = Recent sale

UN = Undisclosed Sale

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