

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

206/99 DOW STREET PORT MELBOURNE VIC 3207

Indicative selling price

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

Single Price

or range
between

\$419,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$735,000

Property type

Unit

Suburb

Port Melbourne

Period-from

01 Mar 2025

to

28 Feb 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

607/55 BAY STREET PORT MELBOURNE VIC 3207	\$460,000	24-Jan-26
32/174 ESPLANADE EAST PORT MELBOURNE VIC 3207	\$461,000	30-Nov-25
203/57 BAY STREET PORT MELBOURNE VIC 3207	\$477,000	30-Dec-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: 05 March 2026


**607/55 BAY STREET PORT
MELBOURNE VIC 3207**
 1  1  1

Sold Price

^{RS}
\$460,000

Sold Date

24-Jan-26

Distance

0.19km

**32/174 ESPLANADE EAST PORT
MELBOURNE VIC 3207**
 1  1  1

Sold Price

\$461,000

Sold Date

30-Nov-25

Distance

0.27km

**203/57 BAY STREET PORT
MELBOURNE VIC 3207**
 1  1  1

Sold Price

^{RS}
\$477,000

Sold Date

30-Dec-25

Distance

0.19km
RS = Recent sale

UN = Undisclosed Sale

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