

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 3/156 Bay Street, Port Melbourne Vic 3207

Indicative selling price

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

Single price \$1,150,000

Median sale price

Median price \$787,500 Property Type Unit Suburb Port Melbourne

Period - From 01/10/2025 to 31/12/2025 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	405/216 Rouse St PORT MELBOURNE 3207	\$1,110,000	28/02/2026
2	805G/93 Dow St PORT MELBOURNE 3207	\$1,150,000	21/11/2025
3	311/95 Rouse St PORT MELBOURNE 3207	\$1,100,000	17/10/2025

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.~~

This Statement of Information was prepared on: 05/03/2026 10:12



2 1 2

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$1,150,000

Median Unit Price

December quarter 2025: \$787,500

Comparable Properties



405/216 Rouse St PORT MELBOURNE 3207 (REI)

Agent Comments

2 2 1

Price: \$1,110,000

Method: Auction Sale

Date: 28/02/2026

Property Type: Apartment



805G/93 Dow St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

2 2 1

Price: \$1,150,000

Method: Sold Before Auction

Date: 21/11/2025

Property Type: Apartment



311/95 Rouse St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

2 2 1

Price: \$1,100,000

Method: Private Sale

Date: 17/10/2025

Property Type: Apartment

Land Size: 116 sqm approx

Account - Jellis Craig | P: 03 8644 5500