

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 703/108 Bay Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$2,300,000 & \$2,500,000

Median sale price

Median price \$732,500 Property Type Unit Suburb Port Melbourne

Period - From 01/07/2025 to 30/09/2025 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	1007/101 Bay St PORT MELBOURNE 3207	\$2,695,000	10/10/2025
2			
3			

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: 05/12/2025 09:31



3 2 2

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$2,300,000 - \$2,500,000

Median Unit Price

September quarter 2025: \$732,500

Comparable Properties



1007/101 Bay St PORT MELBOURNE 3207 (REI)

Agent Comments

4 3 4

Price: \$2,695,000

Method: Sold Before Auction

Date: 10/10/2025

Property Type: Apartment

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.