

# 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

22/181 Bay 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)

Range between

\$490,000

&

\$525,000

### Median sale price

Median price

\$715,000

Property Type

Unit

Suburb

Port Melbourne

Period - From

28/04/2025

to

27/10/2025

Source

Cotality™

### Comparable property sales (\*Delete A or B below as applicable)

**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.

Address of comparable property	Price	Date of sale
212/101 Bay Street Port Melbourne VIC 3207	\$490,000	31/07/2025
207/57 Bay Street Port Melbourne VIC 3207	\$495,000	15/05/2025

This Statement of Information was prepared on:

28/10/2025