

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

2/200 Bay Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between

\$600,000

&

\$650,000

Median sale price

Median price

\$747,500

Property Type

Unit

Suburb

Port Melbourne

Period - From

01/07/2025

to

30/06/2026

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	24/6 Graham St PORT MELBOURNE 3207	\$600,000	30/04/2026
2	22/2 Esplanade West PORT MELBOURNE 3207	\$632,000	10/04/2026
3	43/2 Esplanade West PORT MELBOURNE 3207	\$635,000	20/03/2026

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:

01/09/2026 11:55



 1  1  1

Property Type: Apartment
Agent Comments

Indicative Selling Price

\$600,000 - \$650,000

Median Unit Price

Year ending June 2026: \$747,500

Comparable Properties

24/6 Graham St PORT MELBOURNE 3207 (VG)

Agent Comments

 1  -  -

Price: \$600,000

Method: Sale

Date: 30/04/2026

Property Type: Subdivided Flat - Single OYO Flat



22/2 Esplanade West PORT MELBOURNE 3207 (REI/VG)

Agent Comments

 1  1  1

Price: \$632,000

Method: Private Sale

Date: 10/04/2026

Property Type: Apartment



43/2 Esplanade West PORT MELBOURNE 3207 (REI/VG)

Agent Comments

 1  1  1

Price: \$635,000

Method: Private Sale

Date: 20/03/2026

Property Type: Apartment

Account - Buxton (Port Phillip) Pty Ltd | P: 03 9536 7222