

# 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

207/55 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

\$650,000

&

\$700,000

### Median sale price

Median price

\$740,000

Property Type

Unit

Suburb

Port Melbourne

Period - From

28/03/2026

to

27/09/2026

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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

| Address of comparable property                | Price     | Date of sale |
|-----------------------------------------------|-----------|--------------|
| 42/174 Esplanade East PORT MELBOURNE 3207 VIC | \$675,000 | 21/06/2026   |
| 6/232-242 Rouse St PORT MELBOURNE 3207 VIC    | \$660,000 | 04/06/2026   |
| 105/15 Pickles St PORT MELBOURNE 3207 VIC     | \$670,000 | 24/04/2026   |

This Statement of Information was prepared on:

28/09/2026