

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

304/99 DOW STREET PORT MELBOURNE VIC 3207

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$475

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$745,000

Property type

Unit

Suburb

Port Melbourne

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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 6 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

207/57 BAY STREET PORT MELBOURNE VIC 3207	\$495,000	21-May-25
107/63-69 ROUSE STREET PORT MELBOURNE VIC 3207	\$470,000	18-Mar-25
4/6 GRAHAM STREET PORT MELBOURNE VIC 3207	\$585,000	12-Apr-25

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 6 months.~~

This Statement of Information was prepared on: 02 June 2025



**207/57 BAY STREET PORT
MELBOURNE VIC 3207**

 1  1  1

Sold Price ^{RS} **\$495,000** ^{UN} Sold Date **21-May-25**

Distance **0.19km**



**107/63-69 ROUSE STREET PORT
MELBOURNE VIC 3207**

 1  1  1

Sold Price **\$470,000** Sold Date **18-Mar-25**

Distance **0.31km**



**4/6 GRAHAM STREET PORT
MELBOURNE VIC 3207**

 1  1  1

Sold Price ^{RS} **\$585,000** ^{UN} Sold Date **12-Apr-25**

Distance **0.37km**



**28/333 COVENTRY STREET SOUTH
MELBOURNE VIC 3205**

 1  1  1

Sold Price **\$475,000** Sold Date **11-Apr-25**

Distance **1.62km**

RS = Recent sale

UN = Undisclosed Sale

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