

# 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 406G/93 Dow 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)

Single price  or range between \$800,000 & \$850,000

### Median sale price

Median price \$745,000 Property type Unit Suburb PORT MELBOURNE

Period - From 23/04/2023 to 22/04/2024 Source core\_logic

### Comparable property sales

These are the three properties sold within two kilometres of the property of the 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
1	607e/126 Rouse Street Port Melbourne Vic 3207	\$860,000	2023-10-28
2	405/232-242 Rouse Street Port Melbourne Vic 3207	\$806,000	2023-11-18
3	21/1 Graham Street Port Melbourne Vic 3207	\$870,000	2023-11-24

This Statement of Information was prepared on: 23/04/2024

