

# 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 412G/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 \$940,000 & \$1,020,000

### Median sale price

Median price \$768,500 Property type Unit Suburb Port Melbourne  
Period - From 22/05/2023 to 21/05/2024 Source pdol

### 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	201/ 187-195 Graham St, Port Melbourne Vic	992,500	27/04/2024
2	403/ 166 Rouse St, Port Melbourne Vic	950,000	27/03/2024
3	3/ 53 Johnston St, Port Melbourne Vic	990,000	02/03/2024

This Statement of Information was prepared on: 22/05/2024

