

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

109/99 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

or range
between

\$360,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$729,000

Property type

Unit

Suburb

Port Melbourne

Period-from

01 Jul 2025

to

30 Jun 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 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

316/232-242 ROUSE STREET PORT MELBOURNE VIC 3207	\$400,000	02-Apr-26
201/91 DOW STREET PORT MELBOURNE VIC 3207	\$390,000	13-Jun-26
G03/244-246 DORCAS STREET SOUTH MELBOURNE VIC 3205	\$358,000	27-Jan-26

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: 17 July 2026

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**316/232-242 ROUSE STREET PORT
MELBOURNE VIC 3207**

Sold Price

\$400,000

Sold Date

02-Apr-26

1

1

1

Distance

0.32km



**201/91 DOW STREET PORT
MELBOURNE VIC 3207**

Sold Price

^{RS} **\$390,000**

Sold Date

13-Jun-26

1

1

1

Distance

0.08km



**G03/244-246 DORCAS STREET
SOUTH MELBOURNE VIC 3205**

Sold Price

\$358,000

Sold Date

27-Jan-26

1

1

1

Distance

1.84km

RS = Recent sale

UN = Undisclosed Sale

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