

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 203/57 Bay Street, Port Melbourne Vic 3207

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$470,000 & \$495,000

Median sale price

Median price \$732,500 Property Type Unit Suburb Port Melbourne

Period - From 01/07/2025 to 30/09/2025 Source REIV

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 agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	201A/86 Bay St PORT MELBOURNE 3207	\$492,500	05/10/2025
2	111/105 Nott St PORT MELBOURNE 3207	\$497,500	29/09/2025
3	314/57 Bay St PORT MELBOURNE 3207	\$490,000	03/08/2025

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 six months.~~

This Statement of Information was prepared on: 07/11/2025 11:39



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Property Type:
 Flat/Unit/Apartment (Res)
 Agent Comments

Indicative Selling Price
 \$470,000 - \$495,000
Median Unit Price
 September quarter 2025: \$732,500

Comparable Properties



201A/86 Bay St PORT MELBOURNE 3207 (REI)

Agent Comments

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Price: \$492,500
Method: Private Sale
Date: 05/10/2025
Property Type: Apartment



111/105 Nott St PORT MELBOURNE 3207 (REI)

Agent Comments

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Price: \$497,500
Method: Private Sale
Date: 29/09/2025
Property Type: Apartment



314/57 Bay St PORT MELBOURNE 3207 (VG)

Agent Comments

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Price: \$490,000
Method: Sale
Date: 03/08/2025
Property Type: Subdivided Flat - Single OYO Flat

Account - Home AU Real Estate | P: 03 9676 9777