

# 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 607/55 Bay 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 \$475,000

### 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	107/41 Nott St PORT MELBOURNE 3207	\$472,000	02/09/2025
2	407/55 Bay St PORT MELBOURNE 3207	\$452,000	20/06/2025
3	104G/93 Dow St PORT MELBOURNE 3207	\$460,000	26/05/2025

**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: 09/10/2025 11:55



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**Property Type:** Apartment

[Agent Comments](#)

**Indicative Selling Price**

\$475,000

**Median Unit Price**

September quarter 2025: \$732,500

## Comparable Properties



**107/41 Nott St PORT MELBOURNE 3207 (REI/VG)**

[Agent Comments](#)

1   1   1

**Price:** \$472,000

**Method:** Private Sale

**Date:** 02/09/2025

**Property Type:** Apartment



**407/55 Bay St PORT MELBOURNE 3207 (VG)**

[Agent Comments](#)

1   -   -

**Price:** \$452,000

**Method:** Sale

**Date:** 20/06/2025

**Property Type:** Subdivided Flat - Single OYO Flat



**104G/93 Dow St PORT MELBOURNE 3207 (REI/VG)**

[Agent Comments](#)

1   1   1

**Price:** \$460,000

**Method:** Private Sale

**Date:** 26/05/2025

**Property Type:** Apartment

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



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