

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 204/99 Dow Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$430,000 & \$460,000

Median sale price

Median price \$715,000 Property Type Unit Suburb Port Melbourne

Period - From 08/05/2025 to 07/05/2026 Source Property Data

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	614/54 Nott St PORT MELBOURNE 3207	\$465,000	20/04/2026
2	306/99 Dow St PORT MELBOURNE 3207	\$448,000	15/03/2026
3	506/99 Dow St PORT MELBOURNE 3207	\$440,000	15/12/2025

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: 08/05/2026 16:34



Property Type: Apartment/Unit

Agent Comments

Indicative Selling Price

\$430,000 - \$460,000

Median Unit Price

08/05/2025 - 07/05/2026: \$715,000

Comparable Properties



614/54 Nott St PORT MELBOURNE 3207 (REI)

Agent Comments



Price: \$465,000

Method: Private Sale

Date: 20/04/2026

Property Type: Apartment



306/99 Dow St PORT MELBOURNE 3207 (REI/VG)

Agent Comments



Price: \$448,000

Method: Private Sale

Date: 15/03/2026

Property Type: Apartment



506/99 Dow St PORT MELBOURNE 3207 (REI/VG)

Agent Comments



Price: \$440,000

Method: Private Sale

Date: 15/12/2025

Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951