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	201/50 Dow Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between $650,000 & $680,000

Median sale price

Median price $750,000 Property Type Unit Suburb Port Melbourne

Period - From 01/04/2024 to 31/03/2025 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	2095/93 Dow St PORT MELBOURNE 3207	$655,000	04/06/2025
2	428/70 Nott St PORT MELBOURNE 3207	$675,000	16/04/2025
3	214/99 Dow St PORT MELBOURNE 3207	$630,000	04/03/2025

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: 16/06/2025 11:37

201/50 Dow Street, Port Melbourne Vic 3207

2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$650,000 - $680,000
Median Unit Price
Year ending March 2025: $750,000

Comparable Properties

2095/93 Dow St PORT MELBOURNE 3207 (REI)

2 1 1

Price: $655,000
Method:
Date: 04/06/2025
Property Type: Apartment

Agent Comments

428/70 Nott St PORT MELBOURNE 3207 (REI)

2 2 1

Price: $675,000
Method:
Date: 16/04/2025
Property Type: Apartment

Agent Comments

214/99 Dow St PORT MELBOURNE 3207 (REI)

2 2 1

Price: $630,000
Method:
Date: 04/03/2025
Property Type: Apartment

Agent Comments

Account - Frank Gordon Port Melbourne | P: 9645 2411 | F: 9646 0499

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