Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered	l for sale
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Address Including suburb and postcode	306/99 Dow Street, Port Melbourne Vic 3207							
Indicative selling price								
For the meaning of this price see consumer.vic.gov.au/underquoting								

&

\$460,000

Median sale price

Range between \$420,000

Median price \$720,000	Pro	operty Type Unit	:	Suburb	Port Melbourne
Period - From 01/10/2024	to	30/09/2025	Sour	rceREIV	

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.

Add	dress of comparable property	Price	Date of sale
1	206/52 Dow St PORT MELBOURNE 3207	\$455,000	28/10/2025
2	11/5-7 Harold St MIDDLE PARK 3206	\$450,000	20/09/2025
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:	31/10/2025 11:08





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Indicative Selling Price \$420,000 - \$460,000 **Median Unit Price** Year ending September 2025: \$720,000





Property Type: Apartment Agent Comments

Comparable Properties



206/52 Dow St PORT MELBOURNE 3207 (REI)

Price: \$455,000 Method: Private Sale Date: 28/10/2025

Property Type: Apartment

Agent Comments



11/5-7 Harold St MIDDLE PARK 3206 (REI)

Agent Comments

Price: \$450,000 Method: Private Sale Date: 20/09/2025

Property Type: Apartment

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

Price: \$460,000 Method: Private Sale Date: 26/05/2025

Property Type: Apartment

Agent Comments

Account - Harcourts Manningham | P: 03 9842 8000





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