

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

65/95 Rouse Street, Port Melbourne Vic 3207

Indicative selling price

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

Single price

\$1,215,000

Median sale price

Median price

\$730,000

Property Type

Unit

Suburb

Port Melbourne

Period - From

19/09/2022

to

18/09/2023

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	606D/134 Rouse St PORT MELBOURNE 3207	\$1,225,000	15/07/2023
2	301/222-224 Rouse St PORT MELBOURNE 3207	\$1,220,000	25/08/2023
3	301A/86 Bay St PORT MELBOURNE 3207	\$1,167,000	22/04/2023

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:

19/09/2023 12:01



2
 2
 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
 \$1,215,000

Median Unit Price
 19/09/2022 - 18/09/2023: \$730,000

Comparable Properties



606D/134 Rouse St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

2
 2
 2

Price: \$1,225,000
Method: Auction Sale
Date: 15/07/2023
Property Type: Unit



301/222-224 Rouse St PORT MELBOURNE 3207 (REI)

Agent Comments

2
 2
 1

Price: \$1,220,000
Method: Private Sale
Date: 25/08/2023
Property Type: Unit



301A/86 Bay St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

2
 2
 2

Price: \$1,167,000
Method: Auction Sale
Date: 22/04/2023
Property Type: Unit

Account - RT Edgar Albert Park | P: 03 9699 7222 | F: 03 9699 4545