

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

21/85 Rouse Street, Port Melbourne Vic 3207

Indicative selling price

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

Single price \$1,195,000

Median sale price

Median price \$743,800

Property Type Unit

Suburb Port Melbourne

Period - From 01/01/2024

to 31/12/2024

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	132/85 Rouse St PORT MELBOURNE 3207	\$1,255,000	02/12/2024
2			
3			

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:

11/02/2025 11:26

21/85 Rouse Street, Port Melbourne Vic 3207

Jon Kett
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 2  2  1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$1,195,000
Median Unit Price
Year ending December 2024: \$743,800

Comparable Properties



132/85 Rouse St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

 2  2  1

Price: \$1,255,000
Method: Private Sale
Date: 02/12/2024
Property Type: Apartment

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.

Account - Chisholm & Gamon | P: 03 9646 4444 | F: 03 9646 3311



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