

# 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

401/134 Rouse Street, Port Melbourne Vic 3207

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$1,350,000

&

\$1,450,000

### Median sale price

Median price \$742,600

Property Type Unit

Suburb Port Melbourne

Period - From 01/10/2024

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	505/89 Beach St PORT MELBOURNE 3207	\$1,393,500	10/05/2024
2	66/85 Rouse St PORT MELBOURNE 3207	\$1,430,000	13/02/2025
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:

18/03/2025 17:31



2 2 2

Property Type:  
Agent Comments

Indicative Selling Price  
\$1,350,000 - \$1,450,000  
Median Unit Price  
December quarter 2024: \$742,600

Comparable Properties



505/89 Beach St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

2 2 1

Price: \$1,393,500  
Method: Private Sale  
Date: 10/05/2024  
Property Type: Apartment



66/85 Rouse St PORT MELBOURNE 3207 (REI)

Agent Comments

2 2 1

Price: \$1,430,000  
Method: Private Sale  
Date: 13/02/2025  
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.