

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

119/232-242 ROUSE STREET PORT MELBOURNE VIC 3207

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$525,000

&

\$575,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,552,000

Property type

House

Suburb

Port Melbourne

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

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 6 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

| | | |
|---|-----------|-----------|
| 506/52 NOTT STREET PORT MELBOURNE VIC 3207 | \$535,000 | 05-Mar-25 |
| 201/99 NOTT STREET PORT MELBOURNE VIC 3207 | \$585,000 | 28-Oct-24 |
| 613/54-60 NOTT STREET PORT MELBOURNE VIC 3207 | \$585,000 | 27-Feb-25 |

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 6 months.~~

This Statement of Information was prepared on: 01 April 2025



506/52 NOTT STREET PORT MELBOURNE VIC 3207

 2
  1
  1

Sold Price

^{RS}
\$535,000

Sold Date

05-Mar-25

Distance

0.15km


201/99 NOTT STREET PORT MELBOURNE VIC 3207

 2
  1
  -

Sold Price

\$585,000

Sold Date

28-Oct-24

Distance

0.08km


613/54-60 NOTT STREET PORT MELBOURNE VIC 3207

 2
  1
  1

Sold Price

^{RS}
\$585,000

Sold Date

27-Feb-25

Distance

0.14km
RS = Recent sale

UN = Undisclosed Sale

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