

## 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

304/232-242 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$600,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$738,800

Property type

Unit

Suburb

Port Melbourne

Period-from

01 May 2024

to

30 Apr 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

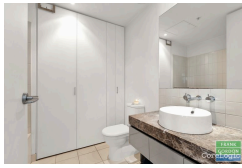
Date of sale

408/166 ROUSE STREET PORT MELBOURNE VIC 3207	\$635,000	14-Feb-25
502/3 TARVER STREET PORT MELBOURNE VIC 3207	\$595,000	21-Mar-25
502/99 NOTT STREET PORT MELBOURNE VIC 3207	\$615,000	19-Mar-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: 05 May 2025



**408/166 ROUSE STREET PORT  
MELBOURNE VIC 3207**

 2  1  1

Sold Price

<sup>RS</sup> **\$635,000**

Sold Date

**14-Feb-25**

Distance

**0.15km**



**502/3 TARVER STREET PORT  
MELBOURNE VIC 3207**

 2  1  1

Sold Price

**\$595,000**

Sold Date

**21-Mar-25**

Distance

**1.7km**



**502/99 NOTT STREET PORT  
MELBOURNE VIC 3207**

 2  1  2

Sold Price

<sup>RS</sup> **\$615,000** <sup>UN</sup>

Sold Date

**19-Mar-25**

Distance

**0.08km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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