

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

311/95 Rouse Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$680,150

Property Type

Unit

Suburb

Port Melbourne

Period - From

01/04/2025

to

30/06/2025

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	57/2 Esplanade West PORT MELBOURNE 3207	\$1,125,000	25/02/2025
2	21/85 Rouse St PORT MELBOURNE 3207	\$1,151,000	22/02/2025
3	24/15 Liardet St PORT MELBOURNE 3207	\$1,184,500	15/05/2025

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:

23/07/2025 11:08



2 2 1

Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median Unit Price
June quarter 2025: \$680,150

Comparable Properties



57/2 Esplanade West PORT MELBOURNE 3207 (VG)

Agent Comments

2 - -

Price: \$1,125,000
Method: Sale
Date: 25/02/2025
Property Type: Subdivided Flat - Single OYO Flat



21/85 Rouse St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

2 2 1

Price: \$1,151,000
Method: Private Sale
Date: 22/02/2025
Property Type: Apartment



24/15 Liardet St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

2 2 2

Price: \$1,184,500
Method: Private Sale
Date: 15/05/2025
Property Type: Apartment