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

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

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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)

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

Agent Comments

66/85 Rouse St PORT MELBOURNE 3207 (REI)

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Price: $1,430,000
Method: Private Sale
Date: 13/02/2025
Property Type: Apartment

Agent Comments

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.

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