

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

408E/126 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

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,000

Property type

Unit

Suburb

Port Melbourne

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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

405C/142 ROUSE STREET PORT MELBOURNE VIC 3207	\$735,000	10-Oct-25
315/99 DOW STREET PORT MELBOURNE VIC 3207	\$725,000	18-Jun-25
511/101 BAY STREET PORT MELBOURNE VIC 3207	\$795,000	14-Jun-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: 17 October 2025



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**405C/142 ROUSE STREET PORT
MELBOURNE VIC 3207**

2 2 1

Sold Price

^{RS}

\$735,000

Sold Date

10-Oct-25

Distance

0km



**315/99 DOW STREET PORT
MELBOURNE VIC 3207**

2 2 1

Sold Price

\$725,000

Sold Date

18-Jun-25

Distance

0.09km



**511/101 BAY STREET PORT
MELBOURNE VIC 3207**

2 2 1

Sold Price

\$795,000

Sold Date

14-Jun-25

Distance

0.15km

RS = Recent sale

UN = Undisclosed Sale

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