

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

409/232-242 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

\$410,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$732,500

Property type

Unit

Suburb

Port Melbourne

Period-from

01 Jul 2024

to

30 Jun 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

220/232-242 ROUSE STREET PORT MELBOURNE VIC 3207	\$425,000	11-Apr-25
431/70 NOTT STREET PORT MELBOURNE VIC 3207	\$435,000	24-Apr-25
210/91 DOW STREET PORT MELBOURNE VIC 3207	\$415,000	14-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: 30 July 2025



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220/232-242 ROUSE STREET PORT MELBOURNE VIC 3207 Sold Price **\$425,000** Sold Date **11-Apr-25**

1 1 1

Distance **0km**



431/70 NOTT STREET PORT MELBOURNE VIC 3207 Sold Price **\$435,000** Sold Date **24-Apr-25**

1 1 1

Distance **0.18km**



210/91 DOW STREET PORT MELBOURNE VIC 3207 Sold Price **\$415,000** Sold Date **14-Feb-25**

1 1 1

Distance **0.28km**

RS = Recent sale

UN = Undisclosed Sale

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