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 (*Delete single price or range as applicable)

~~Single Price~~		or range between	$590,000	&	$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$740,000	Property type	Unit	Suburb	Port Melbourne
Period-from	01 Jun 2024	to	31 May 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
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
613/54-60 NOTT STREET PORT MELBOURNE VIC 3207	$585,000	28-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: 23 June 2025

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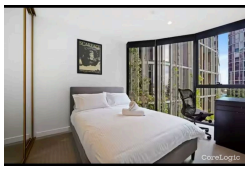

502/3 TARVER STREET PORT MELBOURNE VIC 3207

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 RS **$615,000** UN Sold Date **19-Mar-25**

Distance **0.08km**



613/54-60 NOTT STREET PORT MELBOURNE VIC 3207

2 1 1

Sold Price **$585,000** Sold Date **28-Feb-25**

Distance **0.14km**

RS = Recent sale **UN** = Undisclosed Sale

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