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**

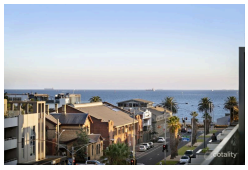


315/99 DOW STREET PORT MELBOURNE VIC 3207

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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