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	6/87 ROSS 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	$390,000	&	$429,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$730,000	Property type	Unit	Suburb	Port Melbourne
Period-from	01 Aug 2024	to	31 Jul 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
3/87 ROSS STREET PORT MELBOURNE VIC 3207	$417,500	21-Jun-25
517/3 TARVER STREET PORT MELBOURNE VIC 3207	$410,000	18-May-25
220/232-242 ROUSE STREET PORT MELBOURNE VIC 3207	$425,000	11-Apr-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: 19 August 2025

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3/87 ROSS STREET PORT MELBOURNE VIC 3207

1 1 1

Sold Price RS **$417,500** UN

Sold Date **21-Jun-25**

Distance **0km**



517/3 TARVER STREET PORT MELBOURNE VIC 3207

1 1 1

Sold Price **$410,000**

Sold Date **18-May-25**

Distance **1.49km**



220/232-242 ROUSE STREET PORT MELBOURNE VIC 3207

1 1 1

Sold Price **$425,000**

Sold Date **11-Apr-25**

Distance **0.56km**

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

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