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	707e/126 Rouse Street, Port Melbourne VIC 3207

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $580,000 & $600,000

Median sale price

Median price $715,000 Property Type Unit Suburb Port Melbourne

Period - From 30/04/2025 to 29/10/2025 Source Cotality™

Comparable property sales (*Delete A or B below as applicable)

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 six months.

Address of comparable property	Price	Date of sale
12/4 Seisman Pl PORT MELBOURNE 3207 VIC	$570,000	09/09/2025
505/115 Nott St PORT MELBOURNE 3207 VIC	$592,000	02/07/2025

This Statement of Information was prepared on: 30/10/2025