

# 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

10/95 Rouse Street, Port Melbourne Vic 3207

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$675,000 & \$705,000

### Median sale price

Median price \$730,500 Property Type Unit Suburb Port Melbourne

Period - From 01/01/2024 to 31/03/2024 Source REIV

### 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 six 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
1	33/8 Graham St PORT MELBOURNE 3207	\$705,000	01/12/2023
2	213/19 Pickles St PORT MELBOURNE 3207	\$680,000	28/03/2024
3	412/52 Nott St PORT MELBOURNE 3207	\$679,000	29/11/2023

**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 six months.~~

This Statement of Information was prepared on:

13/05/2024 15:42



**Property Type:** Townhouse  
(Single)

Agent Comments

**Indicative Selling Price**

\$675,000 - \$705,000

**Median Unit Price**

March quarter 2024: \$730,500

## Comparable Properties



**33/8 Graham St PORT MELBOURNE 3207 (VG)** Agent Comments



**Price:** \$705,000

**Method:** Sale

**Date:** 01/12/2023

**Property Type:** Subdivided Flat - Single OYO  
Flat



**213/19 Pickles St PORT MELBOURNE 3207 (REI)** Agent Comments



**Price:** \$680,000

**Method:** Sold Before Auction

**Date:** 28/03/2024

**Property Type:** Apartment



**412/52 Nott St PORT MELBOURNE 3207 (VG)** Agent Comments



**Price:** \$679,000

**Method:** Sale

**Date:** 29/11/2023

**Property Type:** Subdivided Flat - Single OYO  
Flat

**Account** - RT Edgar Albert Park | P: 03 9699 7222 | F: 03 9699 4545