

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

125/232-242 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

\$425,000

&

\$445,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

Unit

Suburb

Port Melbourne

Period-from

01 Sep 2025

to

31 Aug 2026

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

301/216 ROUSE STREET PORT MELBOURNE VIC 3207	\$450,000	14-Jul-26
409/105 NOTT STREET PORT MELBOURNE VIC 3207	\$435,000	24-Apr-26
401/54-60 NOTT STREET PORT MELBOURNE VIC 3207	\$460,000	09-Jun-26

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: 15 September 2026

	301/216 ROUSE STREET PORT MELBOURNE VIC 3207 1 1 1	Sold Price	\$450,000	Sold Date	14-Jul-26
				Distance	0.04km
	409/105 NOTT STREET PORT MELBOURNE VIC 3207 1 1 1	Sold Price	\$435,000	Sold Date	24-Apr-26
				Distance	0.1km
	401/54-60 NOTT STREET PORT MELBOURNE VIC 3207 1 1 1	Sold Price	\$460,000	Sold Date	09-Jun-26
				Distance	0.13km

RS = Recent sale UN = Undisclosed Sale

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