

# 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

311/95 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 \$1,090,000

&

\$1,160,000

### Median sale price

Median price \$680,150

Property Type Unit

Suburb Port Melbourne

Period - From 01/04/2025

to

30/06/2025

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	57/2 Esplanade West PORT MELBOURNE 3207	\$1,125,000	25/02/2025
2	105/40 Beach St PORT MELBOURNE 3207	\$1,150,000	16/08/2025
3	905G/93 Dow St PORT MELBOURNE 3207	\$1,150,000	06/07/2025

**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:

04/09/2025 17:06



2 2 1

Property Type: Apartment  
Land Size: 116 sqm approx  
Agent Comments

Indicative Selling Price  
\$1,090,000 - \$1,160,000  
Median Unit Price  
June quarter 2025: \$680,150

Comparable Properties

57/2 Esplanade West PORT MELBOURNE 3207 (VG)

Agent Comments

2 - -

Price: \$1,125,000  
Method: Sale  
Date: 25/02/2025  
Property Type: Subdivided Flat - Single OYO Flat



105/40 Beach St PORT MELBOURNE 3207 (REI)

Agent Comments

2 2 1

Price: \$1,150,000  
Method: Private Sale  
Date: 16/08/2025  
Property Type: Apartment



905G/93 Dow St PORT MELBOURNE 3207 (VG)

Agent Comments

2 - -

Price: \$1,150,000  
Method: Sale  
Date: 06/07/2025  
Property Type: Subdivided Flat - Single OYO Flat

Account - Biggin & Scott | P: 8671 3777 | F: 8671 3700