### 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	311/95 Rouse Street, Port Melbourne Vic 3207
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$1,090,000	&	\$1,160,000
Range between	\$1,090,000	&	\$1,160,000 ———

#### Median sale price

Median price	\$680,150	Pro	perty Type Ur	it		Suburb	Port Melbourne
Period - From	01/04/2025	to	30/06/2025	So	ource	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

Add	dress 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 comparableproperties 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









**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)

2







**Agent Comments** 

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)

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Agent Comments

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

Property Type: Apartment



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

2



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Price: \$1,150,000 Method: Sale Date: 06/07/2025

Property Type: Subdivided Flat - Single OYO Flat

**Agent Comments** 

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





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