

# 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

106/63-69 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

\$450,000

&

\$480,000

### Median sale price

Median price

\$720,000

Property Type

Unit

Suburb

Port Melbourne

Period - From

09/04/2025

to

08/10/2025

Source

pdol

### 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 |
|----------------------------------------|-----------|--------------|
| 306/63-69 Rouse Street, Port Melbourne | \$470,000 | 22/08/2025   |
|                                        |           |              |
|                                        |           |              |

This Statement of Information was prepared on:

09/10/2025