

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

405/2 Rouse Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between

\$540,000

&

\$570,000

Median sale price

Median price

\$712,500

Property Type

Unit

Suburb

Port Melbourne

Period - From

29/07/2024

to

28/07/2025

Source

Property Data

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	605/57 Bay St PORT MELBOURNE 3207	\$575,000	30/05/2025
2	309/2 Rouse St PORT MELBOURNE 3207	\$560,000	31/03/2025
3	608/55 Bay St PORT MELBOURNE 3207	\$560,000	27/03/2025

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:

29/07/2025 14:10



1 1 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$540,000 - \$570,000
Median Unit Price
29/07/2024 - 28/07/2025: \$712,500

Comparable Properties



605/57 Bay St PORT MELBOURNE 3207 (REI)

Agent Comments

1 1 1

Price: \$575,000
Method: Private Sale
Date: 30/05/2025
Property Type: Apartment

309/2 Rouse St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

1 1 1

Price: \$560,000
Method: Private Sale
Date: 31/03/2025
Property Type: Apartment



608/55 Bay St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

1 1 1

Price: \$560,000
Method: Private Sale
Date: 27/03/2025
Property Type: Unit

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



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