

# 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

306/63-69 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

\$440,000

&

\$480,000

### Median sale price

Median price

\$722,500

Property Type

Unit

Suburb

Port Melbourne

Period - From

29/01/2025

to

28/07/2025

Source

pdol

### 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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
107/15 Pickles St, Port Melbourne Vic	\$450,000	16/05/2025
104/111 Nott St, Port Melbourne Vic	\$460,000	28/03/2025
601/54 Nott St, Port Melbourne Vic	\$474,000	27/06/2025

This Statement of Information was prepared on:

30/07/2025