

# 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

22/85 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)

Single price

\$1,025,000

### Median sale price

Median price

\$750,000

Property Type

Unit

Suburb

Port Melbourne

Period - From

01/04/2024

to

31/03/2025

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	401/57 Bay St PORT MELBOURNE 3207	\$1,070,000	25/03/2025
2			
3			

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:

10/06/2025 11:06

22/85 Rouse Street, Port Melbourne Vic 3207

Jon Kett  
03 9646 4444  
0415 853 564  
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2   2   1

Property Type: Apartment  
Agent Comments

Indicative Selling Price  
\$1,025,000  
Median Unit Price  
Year ending March 2025: \$750,000

## Comparable Properties



401/57 Bay St PORT MELBOURNE 3207 (REI)

Agent Comments

2   1   2

Price: \$1,070,000  
Method: Private Sale  
Date: 25/03/2025  
Property Type: Apartment

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.

Account - Chisholm & Gamon | P: 03 9646 4444 | F: 03 9646 3311



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