

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

102/71 Rouse Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between

\$1,600,000

&

\$1,760,000

Median sale price

Median price

\$743,800

Property Type

Unit

Suburb

Port Melbourne

Period - From

01/01/2024

to

31/12/2024

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	201/193 Rouse St PORT MELBOURNE 3207	\$1,550,000	01/03/2025
2	803C/142 Rouse St PORT MELBOURNE 3207	\$2,050,000	31/01/2025
3	301/107 Beach St PORT MELBOURNE 3207	\$1,935,000	29/10/2024

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:

26/03/2025 15:47



3
 2
 2

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$1,600,000 - \$1,760,000

Median Unit Price

Year ending December 2024: \$743,800

Comparable Properties



201/193 Rouse St PORT MELBOURNE 3207 (REI)

Agent Comments

3
 2
 2

Price: \$1,550,000

Method: Auction Sale

Date: 01/03/2025

Property Type: Apartment



803C/142 Rouse St PORT MELBOURNE 3207 (VG)

Agent Comments

3
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Price: \$2,050,000

Method: Sale

Date: 31/01/2025

Property Type: Subdivided Flat - Single OYO Flat



301/107 Beach St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

3
 2
 2

Price: \$1,935,000

Method: Private Sale

Date: 29/10/2024

Property Type: Apartment