

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

21/95 ROUSE STREET PORT MELBOURNE VIC 3207

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

Unit

Suburb

Port Melbourne

Period-from

01 Dec 2024

to

30 Nov 2025

Source

Cotality

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 6 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

23/5 ESPLANADE EAST PORT MELBOURNE VIC 3207	\$930,000	18-Aug-25
4/9 BEACH STREET PORT MELBOURNE VIC 3207	\$950,000	14-Oct-25
2/9 BEACH STREET PORT MELBOURNE VIC 3207	\$980,000	02-Jul-25

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 6 months.~~

This Statement of Information was prepared on: 22 December 2025



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**23/5 ESPLANADE EAST PORT
MELBOURNE VIC 3207**

2 2 1

Sold Price **\$930,000** Sold Date **18-Aug-25**

Distance **0km**

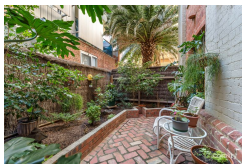


**4/9 BEACH STREET PORT
MELBOURNE VIC 3207**

2 2 1

Sold Price **\$950,000** Sold Date **14-Oct-25**

Distance **0.08km**



**2/9 BEACH STREET PORT
MELBOURNE VIC 3207**

2 2 1

Sold Price **\$980,000** Sold Date **02-Jul-25**

Distance **0.08km**

RS = Recent sale

UN = Undisclosed Sale

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