

## 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

405/216 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$950,000

&

\$1,045,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,625,000

Property type

House

Suburb

Port Melbourne

Period-from

01 Jan 2025

to

31 Dec 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

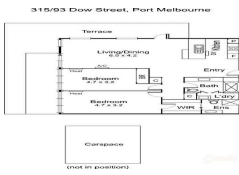
315G/93 DOW STREET PORT MELBOURNE VIC 3207	\$1,040,000	02-Sep-25
409G/93 DOW STREET PORT MELBOURNE VIC 3207	\$990,000	05-Aug-25
311/95 ROUSE STREET PORT MELBOURNE VIC 3207	\$1,100,000	14-Oct-25

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: 29 January 2026

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**315G/93 DOW STREET PORT MELBOURNE VIC 3207**

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Sold Price **\$1,040,000** Sold Date **02-Sep-25**

Distance **0.22km**



**409G/93 DOW STREET PORT MELBOURNE VIC 3207**

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Sold Price **\$990,000** Sold Date **05-Aug-25**

Distance **0.22km**



**311/95 ROUSE STREET PORT MELBOURNE VIC 3207**

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Sold Price **\$1,100,000** Sold Date **14-Oct-25**

Distance **0.43km**

RS = Recent sale      UN = Undisclosed Sale

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