

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 87/1 Graham Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$625,000 & \$675,000

Median sale price

Median price \$730,500 Property Type Unit Suburb Port Melbourne

Period - From 01/01/2024 to 31/03/2024 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	33/3 Seisman PI PORT MELBOURNE 3207	\$626,000	11/01/2024
2	512/54 Nott St PORT MELBOURNE 3207	\$640,000	03/02/2024
3	307/166 Rouse St PORT MELBOURNE 3207	\$677,000	01/03/2024

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: 11/07/2024 17:30



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$625,000 - \$675,000

Median Unit Price

March quarter 2024: \$730,500

Comparable Properties



33/3 Seisman PI PORT MELBOURNE 3207
(REI/VG)

Agent Comments

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Price: \$626,000

Method: Private Sale

Date: 11/01/2024

Property Type: Apartment



512/54 Nott St PORT MELBOURNE 3207
(REI/VG)

Agent Comments

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Price: \$640,000

Method: Auction Sale

Date: 03/02/2024

Property Type: Unit



307/166 Rouse St PORT MELBOURNE 3207
(REI/VG)

Agent Comments

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Price: \$677,000

Method: Private Sale

Date: 01/03/2024

Property Type: Apartment

Land Size: 90 sqm approx

Account - Biggin & Scott | P: 8671 3777 | F: 8671 3700