## Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

<b>Property</b>	offered	for sale
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Address	3/190 Graham Street, Port Melbourne Vic 3207
Including suburb and	
postcode	

#### Indicative selling price

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

Single price \$1,280,000

#### Median sale price

Median price	\$710,000	Pro	perty Type U	nit		Suburb	Port Melbourne
Period - From	01/01/2025	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

1	6/145 Beach St PORT MELBOURNE 3207	\$1,250,100	29/05/2025
2	1/33 Princes St PORT MELBOURNE 3207	\$1,185,000	02/04/2025
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:	31/05/2025 16:52



Date of sale







**Property Type:** Apartment Agent Comments

Indicative Selling Price \$1,280,000 Median Unit Price March quarter 2025: \$710,000

# Comparable Properties



6/145 Beach St PORT MELBOURNE 3207 (REI)

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2

Agent Comments

Price: \$1,250,100

Method: Sold Before Auction

Date: 29/05/2025

Property Type: Apartment

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1/33 Princes St PORT MELBOURNE 3207 (VG)

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**Price:** \$1,185,000 **Method:** Sale **Date:** 02/04/2025

Property Type: Subdivided Flat - Single OYO Flat

**Agent Comments** 

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 - Jellis Craig | P: 03 8644 5500





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