

Statement of Information

Single residential property located in the Melbourne metropolitan area

Property offered for sale

Sections 47AF of the Estate Agents Act 1980

Address

Including suburb & postcode

406/9 Degraves Street, Melbourne VIC 3000

Indicative selling price

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

Single price

\$424,000

or range between

X

&

X

Median sale price

Median price

\$470,000

Property type

Apartment

Suburb

Melbourne 3000

Period - from

01/01/25

to

31/12/25

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	Sale Date	Size	Bed	Bath	Car
1. 413/33-71 Spencer Street	\$431,100	19/05/26	61m2	1	1	0
2. 23/243 Collins Street	\$486,000	20/05/26	55m2	1	1	0
3. 202/1 Manchester Lane	\$486,000	12/06/2026	57m2	1	1	0

This Statement of Information was prepared on:

01/07/26

Harcourts Melbourne City have provided additional information that the purchaser may find informative.

Additional comparable sales	Price	Sale Date	Size	Bed	Bath	Car
4. 311/9 Degraves Street	\$440,000	13/03/26	63m2	1	1	0
5. 1015/422 Collins Street	\$445,000	01/05/26	54m2	1	1	0
6. 913/422 Collins Street	\$455,000	28/12/26	52m2	1	1	0

Material Fact to disclose	Current Rent & Lease Expiry	Rental Potential (pw)
No	N/A	\$600pw

Property Outgoing Information (approximately per annum)

Council Rates	Water Rates	Owners Corporation	Total Fees
\$1,071.90	\$735.08	\$7,424.17	\$9,231.15

Size	Year Built	# In Complex/Block	Facilities
56	1891	377 / 71	None

Owners Corporation	Chattels
Verticali P: 03 9863 9707	All fixed floor coverings, electric light fittings & window furnishings

Building	Sale Method	Terms
The Mutual Store Apartments	Private Sale	10% Deposit - Settlement 30 Days

Whilst every care is taken to ensure accuracy of the sizes, plans & information contained herein no guarantees or warranties are given. Clients are required to make their own investigations, carefully check the formal legal documentation & seek independent professional legal advice.