

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 \$429,000 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. 311/9 Degraves Street	440,000	13/03/26	63m2	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. 314/9 Degraves Street	405,000	28/01/26	56m2	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.