

# 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

3/190 Graham 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)

Range between

\$1,150,000

&

\$1,250,000

### Median sale price

Median price

\$737,500

Property Type

Unit

Suburb

Port Melbourne

Period - From

05/05/2024

to

04/05/2025

Source

Property Data

### 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	1/33 Princes St PORT MELBOURNE 3207	\$1,185,000	02/04/2025
2	5/2 Graham St PORT MELBOURNE 3207	\$1,270,000	06/02/2025
3	14/80 Dow St PORT MELBOURNE 3207	\$1,105,000	17/01/2025

**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:

05/05/2025 16:31



3 2.5 2

**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$1,150,000 - \$1,250,000

**Median Unit Price**

05/05/2024 - 04/05/2025: \$737,500

## Comparable Properties



**1/33 Princes St PORT MELBOURNE 3207 (VG)**

**Agent Comments**

3 - -

**Price:** \$1,185,000

**Method:** Sale

**Date:** 02/04/2025

**Property Type:** Subdivided Flat - Single OYO Flat



**5/2 Graham St PORT MELBOURNE 3207 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$1,270,000

**Method:** Private Sale

**Date:** 06/02/2025

**Property Type:** Apartment



**14/80 Dow St PORT MELBOURNE 3207 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$1,105,000

**Method:** Private Sale

**Date:** 17/01/2025

**Property Type:** Apartment

**Account - Jellis Craig** | P: 03 8644 5500