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									
Range betwee	\$1,150,000		&		\$1,250,000				
Median sale p	rice								
Median price	\$737,500	Pro	operty Type	Unit			Suburb	Port Melbourne	
Period - From	05/05/2024	to	04/05/2025		So	urce	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.

Ade	dress 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







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

2

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)

2



Price: \$1,270,000 Method: Private Sale Date: 06/02/2025 Property Type: Apartment

3



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

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Agent Comments

Agent Comments

Price: \$1,105,000 Method: Private Sale Date: 17/01/2025 Property Type: Apartment

Account - Jellis Craig | P: 03 8644 5500



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