

## 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

409 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,540,000

&

\$1,690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,625,000

Property type

House

Suburb

Port Melbourne

Period-from

01 Jun 2023

to

31 May 2024

Source

Corelogic

### 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 6 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

139 ALBERT STREET PORT MELBOURNE VIC 3207	\$1,520,000	18-May-24
170 DOW STREET PORT MELBOURNE VIC 3207	\$1,650,000	21-Jan-24
45 GARTON STREET PORT MELBOURNE VIC 3207	\$1,700,000	08-May-24

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 6 months.~~

This Statement of Information was prepared on: 18 June 2024

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**139 ALBERT STREET PORT  
MELBOURNE VIC 3207**

3 2 1

Sold Price <sup>RS</sup> **\$1,520,000** <sup>UN</sup> Sold Date **18-May-24**

Distance **0.19km**



**170 DOW STREET PORT  
MELBOURNE VIC 3207**

3 1 -

Sold Price **\$1,650,000** Sold Date **21-Jan-24**

Distance **0.92km**



**45 GARTON STREET PORT  
MELBOURNE VIC 3207**

3 1 -

Sold Price <sup>RS</sup> **\$1,700,000** <sup>UN</sup> Sold Date **08-May-24**

Distance **1.25km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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