

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 393 Graham Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$1,150,000 & \$1,200,000

Median sale price

Median price \$1,630,000 Property Type House Suburb Port Melbourne

Period - From 28/03/2023 to 27/03/2024 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	Date of sale
1	342 Ross St PORT MELBOURNE 3207	\$1,205,000	29/09/2023
2	136 Princes St PORT MELBOURNE 3207	\$1,250,000	11/12/2023
3	19 Spring St.E PORT MELBOURNE 3207	\$1,205,000	09/12/2023

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: 28/03/2024 10:14



 3  1 

Property Type: House
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,200,000
Median House Price
28/03/2023 - 27/03/2024: \$1,630,000

Comparable Properties

342 Ross St PORT MELBOURNE 3207 (REI) [Agent Comments](#)

 2  1  -

Price: \$1,205,000
Method:
Date: 29/09/2023
Property Type: House



136 Princes St PORT MELBOURNE 3207 (REI) [Agent Comments](#)

 2  2  1

Price: \$1,250,000
Method: Sold Before Auction
Date: 11/12/2023
Property Type: Townhouse (Res)



19 Spring St.E PORT MELBOURNE 3207 (REI) [Agent Comments](#)

 2  1  -

Price: \$1,205,000
Method: Auction Sale
Date: 09/12/2023
Property Type: House (Res)

Account - Cayzer | P: 03 9646 0812