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	99/1 GRAHAM STREET PORT MELBOURNE VIC 3207

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$600,000	&	$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$735,000	Property type	Unit	Suburb	Port Melbourne
Period-from	01 Mar 2024	to	28 Feb 2025	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
502/55 BAY STREET PORT MELBOURNE VIC 3207	$635,000	21-Nov-24
4/13 YOUNG STREET ALBERT PARK VIC 3206	$700,000	20-Oct-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: 05 March 2025

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502/55 BAY STREET PORT MELBOURNE VIC 3207

1 1 1

Sold Price **$635,000** Sold Date **21-Nov-24**

Distance **0.54km**



4/13 YOUNG STREET ALBERT PARK VIC 3206

1 1 1

Sold Price **$700,000** Sold Date **20-Oct-24**

Distance **1.31km**

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

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