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	53/1 Graham Street, Albert Park Vic 3206

Indicative selling price

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

Range between $860,000 & $890,000

Median sale price

Median price $864,000 Property Type Unit Suburb Albert Park

Period - From 29/01/2024 to 28/01/2025 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	303/115 Nott St PORT MELBOURNE 3207	$875,000	14/11/2024
2	3/174 Esplanade East PORT MELBOURNE 3207	$912,600	17/09/2024
3	28/1 Graham St PORT MELBOURNE 3207	$870,000	02/09/2024

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: 29/01/2025 15:25

Property Type:
Agent Comments

Indicative Selling Price
$860,000 - $890,000
Median Unit Price
29/01/2024 - 28/01/2025: $864,000

Comparable Properties

303/115 Nott St PORT MELBOURNE 3207 (VG)

2 - -

Agent Comments

Price: $875,000
Method: Sale
Date: 14/11/2024
Property Type: Subdivided Flat - Single OYO Flat



3/174 Esplanade East PORT MELBOURNE 3207 (REI/VG)

2 2 3

Agent Comments

Price: $912,600
Method: Private Sale
Date: 17/09/2024
Property Type: Unit
Land Size: 164 sqm approx



28/1 Graham St PORT MELBOURNE 3207 (REI/VG)

2 2 2

Agent Comments

Price: $870,000
Method: Private Sale
Date: 02/09/2024
Property Type: Apartment

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