

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 39/1 Graham Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$720,000 & \$770,000

Median sale price

Median price \$757,500 Property Type Unit Suburb Port Melbourne

Period - From 01/07/2023 to 30/06/2024 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	14/4 Seisman PI PORT MELBOURNE 3207	\$735,000	02/05/2024
2	307/1 Danks St.W PORT MELBOURNE 3207	\$745,000	25/03/2024
3			

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.

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39/1 Graham Street, Port Melbourne Vic 3207

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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$720,000 - \$770,000
Median Unit Price
Year ending June 2024: \$757,500

Comparable Properties



14/4 Seisman PI PORT MELBOURNE 3207
(REI/VG)

Agent Comments

2 1 1

Price: \$735,000
Method: Sold Before Auction
Date: 02/05/2024
Property Type: Unit



307/1 Danks St.W PORT MELBOURNE 3207
(REI)

Agent Comments

2 1 1

Price: \$745,000
Method: Private Sale
Date: 25/03/2024
Property Type: Apartment

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.

Account - Chisholm & Gamon | P: 03 9646 4444 | F: 03 9646 3311



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