

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

11/6 Graham Street, Port Melbourne Vic 3207

Indicative selling price

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

Single price

\$585,000

Median sale price

Median price

\$806,000

Property Type

Unit

Suburb

Port Melbourne

Period - From

01/10/2021

to

30/09/2022

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	316G/93 Dow St PORT MELBOURNE 3207	\$600,000	28/11/2022
2	208/88 Dow St PORT MELBOURNE 3207	\$585,000	27/09/2022
3	54/39 Esplanade East PORT MELBOURNE 3207	\$580,000	23/08/2022

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:

13/12/2022 10:55

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1 1 1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$585,000

Median Unit Price
Year ending September 2022: \$806,000

Comparable Properties



316G/93 Dow St PORT MELBOURNE 3207
(REI)

Agent Comments

1 1 1

Price: \$600,000
Method: Private Sale
Date: 28/11/2022
Property Type: Apartment



208/88 Dow St PORT MELBOURNE 3207 (VG)

Agent Comments

2 - -

Price: \$585,000
Method: Sale
Date: 27/09/2022
Property Type: Subdivided Flat - Single OYO
Flat



54/39 Esplanade East PORT MELBOURNE
3207 (REI/VG)

Agent Comments

1 1 1

Price: \$580,000
Method: Private Sale
Date: 23/08/2022
Property Type: Apartment

Account - The Agency Port Phillip | P: 03 8578 0388