Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

| Address Including suburb and postcode | 4/6 Graham Street, Port Melbourne Vic 3207 |
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| | |

Indicative selling price

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

| Range between \$570,000 & \$610,000 | Range between | \$570,000 | & | \$610,000 |
|-------------------------------------|---------------|-----------|---|-----------|
|-------------------------------------|---------------|-----------|---|-----------|

Median sale price

| Median price | \$743,800 | Pro | perty Type Ur | iit | | Suburb | Port Melbourne |
|---------------|------------|-----|---------------|-----|------|--------|----------------|
| Period - From | 01/01/2024 | to | 31/12/2024 | Sc | urce | 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

| Add | dress of comparable property | Price | Date of sale |
|-----|--------------------------------------|-----------|--------------|
| 1 | 4/3 Seisman PI PORT MELBOURNE 3207 | \$570,000 | 01/12/2024 |
| 2 | 2/85 Pickles St PORT MELBOURNE 3207 | \$595,000 | 26/11/2024 |
| 3 | 315/166 Rouse St PORT MELBOURNE 3207 | \$566,000 | 02/10/2024 |

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

| This Statement of Information was prepared on: | 18/03/2025 12:36 |
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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price \$570,000 - \$610,000 Median Unit Price Year ending December 2024: \$743,800

Comparable Properties



4/3 Seisman PI PORT MELBOURNE 3207 (VG)

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a .

Price: \$570,000 Method: Sale Date: 01/12/2024

Property Type: Subdivided Flat - Single OYO Flat

Agent Comments



2/85 Pickles St PORT MELBOURNE 3207 (VG)

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Price: \$595,000 Method: Sale Date: 26/11/2024

Property Type: Subdivided Flat - Single OYO Flat

Agent Comments



315/166 Rouse St PORT MELBOURNE 3207 (REI/VG)

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Price: \$566,000 **Method:** Private Sale **Date:** 02/10/2024

Property Type: Apartment

Agent Comments

Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336





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