

# 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

4/6 Graham Street, Port Melbourne Vic 3207

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

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

### Median sale price

Median price \$743,800 Property Type Unit Suburb Port Melbourne

Period - From 01/01/2024 to 31/12/2024 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 | 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 comparable properties 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



1 Bed 1 Bath 1 Car

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)

Agent Comments

1 Bed 1 Bath 1 Car

Price: \$570,000  
Method: Sale  
Date: 01/12/2024  
Property Type: Subdivided Flat - Single OYO Flat



2/85 Pickles St PORT MELBOURNE 3207 (VG)

Agent Comments

1 Bed 1 Bath 1 Car

Price: \$595,000  
Method: Sale  
Date: 26/11/2024  
Property Type: Subdivided Flat - Single OYO Flat



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

Agent Comments

1 Bed 1 Bath 1 Car

Price: \$566,000  
Method: Private Sale  
Date: 02/10/2024  
Property Type: Apartment

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