

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

99/1 GRAHAM STREET PORT MELBOURNE VIC 3207

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$735,000

Property type

Unit

Suburb

Port Melbourne

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

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 6 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

502/55 BAY STREET PORT MELBOURNE VIC 3207	\$635,000	21-Nov-24
4/13 YOUNG STREET ALBERT PARK VIC 3206	\$700,000	20-Oct-24

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 6 months.

This Statement of Information was prepared on: 05 March 2025



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**502/55 BAY STREET PORT
MELBOURNE VIC 3207**

1 1 1

Sold Price **\$635,000** Sold Date **21-Nov-24**

Distance **0.54km**



**4/13 YOUNG STREET ALBERT
PARK VIC 3206**

1 1 1

Sold Price **\$700,000** Sold Date **20-Oct-24**

Distance **1.31km**

RS = Recent sale

UN = Undisclosed Sale

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