

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

3/190 Graham Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$1,230,000

&

\$1,260,000

Median sale price

Median price \$730,000

Property Type Unit

Suburb Port Melbourne

Period - From 11/07/2024

to

10/07/2025

Source

Property Data

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	6/145 Beach St PORT MELBOURNE 3207	\$1,250,100	29/05/2025
2	2/7-11 Martin St SOUTH MELBOURNE 3205	\$1,165,000	19/05/2025
3	1/33 Princes St PORT MELBOURNE 3207	\$1,185,000	02/04/2025

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:

11/07/2025 09:35



3
 2
 2

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$1,230,000 - \$1,260,000

Median Unit Price

11/07/2024 - 10/07/2025: \$730,000

Comparable Properties



6/145 Beach St PORT MELBOURNE 3207 (REI)

Agent Comments

2
 2
 1

Price: \$1,250,100

Method: Sold Before Auction

Date: 29/05/2025

Property Type: Apartment



2/7-11 Martin St SOUTH MELBOURNE 3205 (REI)

Agent Comments

2
 2
 -

Price: \$1,165,000

Method: Private Sale

Date: 19/05/2025

Property Type: Apartment



1/33 Princes St PORT MELBOURNE 3207 (VG)

Agent Comments

3
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Price: \$1,185,000

Method: Sale

Date: 02/04/2025

Property Type: Subdivided Flat - Single OYO Flat

Account - Jellis Craig | P: 03 8644 5500