

# 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

241 Graham Street, Port Melbourne Vic 3207

### Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

### Median sale price

Median price \$1,635,000 Property Type House Suburb Port Melbourne

Period - From 01/10/2025 to 31/12/2025 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	106 Nott St PORT MELBOURNE 3207	\$1,050,000	29/12/2025
2	136 Nott St PORT MELBOURNE 3207	\$1,140,000	24/12/2025
3	267 Bridge St PORT MELBOURNE 3207	\$1,170,000	26/11/2025

**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:

01/04/2026 11:09



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 149 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,100,000 - \$1,200,000  
**Median House Price**  
 December quarter 2025: \$1,635,000

## Comparable Properties



**106 Nott St PORT MELBOURNE 3207 (REI)**

Agent Comments



**Price:** \$1,050,000  
**Method:** Private Sale  
**Date:** 29/12/2025  
**Property Type:** House



**136 Nott St PORT MELBOURNE 3207 (REI)**

Agent Comments



**Price:** \$1,140,000  
**Method:** Private Sale  
**Date:** 24/12/2025  
**Property Type:** House  
**Land Size:** 142 sqm approx



**267 Bridge St PORT MELBOURNE 3207 (REI/VG)**

Agent Comments



**Price:** \$1,170,000  
**Method:** Sold Before Auction  
**Date:** 26/11/2025  
**Property Type:** House (Res)  
**Land Size:** 164 sqm approx

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