

# 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

1/190 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

\$1,000,000

&

\$1,050,000

### Median sale price

Median price

\$1,700,000

Property Type

House

Suburb

Port Melbourne

Period - From

15/08/2025

to

14/02/2026

Source

pdol

### 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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
78 Heath St, Port Melbourne Vic	\$1,050,000	02/02/2026
252 Ferrars St, South Melbourne Vic	\$1,050,000	19/09/2025
256 Bridge St, Port Melbourne Vic	\$1,030,000	07/10/2025

This Statement of Information was prepared on:

15/02/2026