

## 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

119/70 NOTT 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) (\*Delete single price or range as applicable)

Single Price

\$720,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$728,500

Property type

Flats

Suburb

Port Melbourne

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

### 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

428/70 NOTT STREET PORT MELBOURNE VIC 3207	\$675,000	16-Apr-25
315/99 DOW STREET PORT MELBOURNE VIC 3207	\$725,000	18-Jun-25

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: 30 September 2025



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**428/70 NOTT STREET PORT  
MELBOURNE VIC 3207**

2 2 1

Sold Price **\$675,000** Sold Date **16-Apr-25**

Distance **0km**



**315/99 DOW STREET PORT  
MELBOURNE VIC 3207**

2 2 1

Sold Price **\$725,000** Sold Date **18-Jun-25**

Distance **0.16km**

RS = Recent sale

UN = Undisclosed Sale

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