

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

121/70 NOTT 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$725,000

Property type

Unit

Suburb

Port Melbourne

Period-from

01 Nov 2024

to

31 Oct 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

124/70 NOTT STREET PORT MELBOURNE VIC 3207	\$395,000	12-Jun-25
G08/70 NOTT STREET PORT MELBOURNE VIC 3207	\$395,000	23-Jun-25
3/87 ROSS STREET PORT MELBOURNE VIC 3207	\$417,500	21-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: 18 November 2025



**124/70 NOTT STREET PORT
MELBOURNE VIC 3207**

 1  1  -

Sold Price **\$395,000** Sold Date **12-Jun-25**

Distance **0km**



**608/70 NOTT STREET PORT
MELBOURNE VIC 3207**

 1  1  -

Sold Price Sold Date **23-Jun-25**

Distance **0km**



**3/87 ROSS STREET PORT
MELBOURNE VIC 3207**

 1  1  1

Sold Price **\$417,500** Sold Date **21-Jun-25**

Distance **0.61km**

RS = Recent sale UN = Undisclosed Sale

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