

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

136 Nott Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$1,100,000

&

\$1,190,000

Median sale price

Median price \$1,675,000

Property Type House

Suburb Port Melbourne

Period - From 01/07/2025

to

30/09/2025

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	130 Bridge St PORT MELBOURNE 3207	\$1,199,000	25/10/2025
2	390 Graham St PORT MELBOURNE 3207	\$1,140,000	21/08/2025
3	124 Heath St PORT MELBOURNE 3207	\$1,200,000	10/08/2025

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:

18/11/2025 11:09

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Indicative Selling Price

\$1,100,000 - \$1,190,000

Median House Price

September quarter 2025: \$1,675,000



2 1 0

Property Type: House**Land Size:** 142 sqm approx**Agent Comments**

Comparable Properties

**130 Bridge St PORT MELBOURNE 3207 (REI)****Agent Comments**

2 1 -

Price: \$1,199,000**Method:** Auction Sale**Date:** 25/10/2025**Property Type:** House (Res)**390 Graham St PORT MELBOURNE 3207 (REI/VG)****Agent Comments**

2 1 -

Price: \$1,140,000**Method:** Private Sale**Date:** 21/08/2025**Property Type:** House**Land Size:** 151 sqm approx**124 Heath St PORT MELBOURNE 3207 (REI/VG)****Agent Comments**

2 1 -

Price: \$1,200,000**Method:** Private Sale**Date:** 10/08/2025**Property Type:** House**Land Size:** 91 sqm approx