

# 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

208/115 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)

Range between

\$500,000

&

\$550,000

### Median sale price

Median price

\$710,000

Property Type

Unit

Suburb

Port Melbourne

Period - From

01/01/2025

to

31/03/2025

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	406/57 Bay St PORT MELBOURNE 3207	\$525,000	04/02/2025
2	109/115 Nott St PORT MELBOURNE 3207	\$535,000	13/08/2024
3	205/52 Nott St PORT MELBOURNE 3207	\$550,000	19/09/2024

**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:

24/04/2025 16:51



1 1 1

Property Type: Apartment  
Agent Comments

Indicative Selling Price  
\$500,000 - \$550,000  
Median Unit Price  
March quarter 2025: \$710,000

Comparable Properties



406/57 Bay St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

1 1 1

Price: \$525,000  
Method: Private Sale  
Date: 04/02/2025  
Property Type: Apartment



109/115 Nott St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

1 1 1

Price: \$535,000  
Method: Private Sale  
Date: 13/08/2024  
Property Type: Apartment



205/52 Nott St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

1 1 1

Price: \$550,000  
Method: Private Sale  
Date: 19/09/2024  
Property Type: Unit

Account - Biggin & Scott | P: 8671 3777 | F: 8671 3700



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