

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

G08/70 Nott Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$380,000 & \$405,000

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	1003/3 Tarver St PORT MELBOURNE 3207	\$388,000	12/04/2025
2	404/19 Nott St PORT MELBOURNE 3207	\$390,000	12/02/2025
3			

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: 05/06/2025 12:42

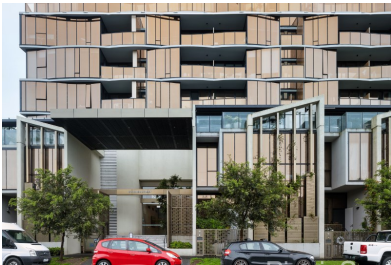


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Property Type:
Agent Comments

Indicative Selling Price
\$380,000 - \$405,000
Median Unit Price
March quarter 2025: \$710,000

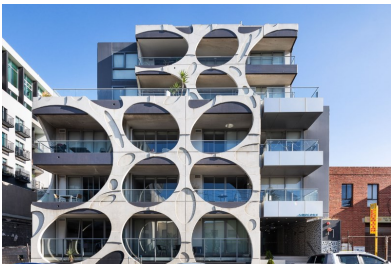
Comparable Properties



1003/3 Tarver St PORT MELBOURNE 3207 (REI/VG) Agent Comments

1 1 -

Price: \$388,000
Method: Private Sale
Date: 12/04/2025
Property Type: Apartment



404/19 Nott St PORT MELBOURNE 3207 (VG) Agent Comments

1 - -

Price: \$390,000
Method: Sale
Date: 12/02/2025
Property Type: Subdivided Flat - Single OYO Flat

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.