

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

409/105 Nott Street, Port Melbourne VIC 3207

Indicative selling price

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

Range between

\$470,000

&

\$500,000

Median sale price

Median price

\$1,625,000

Property Type

Other

Suburb

Port Melbourne

Period - From

03/08/2025

to

02/02/2026

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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
203/57 Bay Street Port Melbourne VIC 3207	\$477,000	30/12/2025
314/57 Bay Street Port Melbourne VIC 3207	\$490,000	03/08/2025
602/54 Nott St PORT MELBOURNE 3207 VIC	\$505,000	09/10/2025

This Statement of Information was prepared on:

04/02/2026