

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

505/52 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

\$570,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$722,500

Property type

Flats

Suburb

Port Melbourne

Period-from

01 Feb 2025

to

31 Jan 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 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

303/52 NOTT STREET PORT MELBOURNE VIC 3207	\$630,000	04-Oct-25
307/52 NOTT STREET PORT MELBOURNE VIC 3207	\$595,000	22-Jan-25
506/52 NOTT STREET PORT MELBOURNE VIC 3207	\$535,000	20-Feb-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: 04 February 2026


**303/52 NOTT STREET PORT
MELBOURNE VIC 3207**
 2
  1
  1

 Sold Price **\$630,000** Sold Date **04-Oct-25**

 Distance **0km**

**307/52 NOTT STREET PORT
MELBOURNE VIC 3207**
 2
  1
  1

 Sold Price **\$595,000** Sold Date **22-Jan-25**

 Distance **0km**

**506/52 NOTT STREET PORT
MELBOURNE VIC 3207**
 2
  1
  1

 Sold Price **\$535,000** Sold Date **20-Feb-25**

 Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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