

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

8/74 Nott Street, Port Melbourne Vic 3207

Indicative selling price

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

Single price \$1,195,000

Median sale price

Median price \$1,330,000

Property Type Townhouse

Suburb Port Melbourne

Period - From 10/03/2025

to 09/03/2026

Source Property Data

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	7/343 Williamstown Rd PORT MELBOURNE 3207	\$1,200,000	04/03/2026
2			
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:

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Indicative Selling Price

\$1,195,000

Median Townhouse Price

10/03/2025 - 09/03/2026: \$1,330,000



 2  2  1

Property Type: Townhouse

Agent Comments

Comparable Properties



7/343 Williamstown Rd PORT MELBOURNE 3207 (REI)

Agent Comments

 3  3  1

Price: \$1,200,000

Method: Auction Sale

Date: 04/03/2026

Property Type: Townhouse (Res)

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.