

# 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

G03/38 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

\$550,000

&

\$600,000

### Median sale price

Median price

\$1,620,000

Property Type

Other

Suburb

Port Melbourne

Period - From

23/08/2025

to

22/02/2026

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
103/286 Rouse Street Port Melbourne VIC 3207	\$555,000	12/01/2026
313/55 Bay Street Port Melbourne VIC 3207	\$600,000	19/12/2025
304G/93 Dow Street Port Melbourne VIC 3207	\$550,500	05/12/2025

This Statement of Information was prepared on:

23/02/2026