

# 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

280 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)

Single price \$1,250,000

### Median sale price

Median price \$1,449,500 Property type *House* Suburb Port Melbourne

Period - From 01/11/2024 to 31/01/2025 Source  PropTrack

### 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
155 Heath Street, Port Melbourne, VIC 3207	\$1,210,000	22/08/2024
20 Spring Street East, Port Melbourne, VIC 3207	\$1,270,000	11/11/2024
235 Esplanade East, Port Melbourne, VIC 3207	\$1,280,000	14/12/2024

**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: 21/02/2025