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	1/272 Nott Street, Port Melbourne Vic 3207
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,600,000	&	\$1,700,000
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Median sale price

Median price	\$1,675,000	Pro	perty Type H	louse		Suburb	Port Melbourne
Period - From	01/10/2024	to	30/09/2025	s	ource	REIV	

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

Add	dress of comparable property	Price	Date of sale
1	1/130 Princes St PORT MELBOURNE 3207	\$1,538,000	13/09/2025
2	239 Bridge St PORT MELBOURNE 3207	\$1,725,000	31/05/2025
3	15 Legon St PORT MELBOURNE 3207	\$1,675,000	30/04/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	20/10/2025 13:26



JellisCraig





Property Type: House **Agent Comments**

Indicative Selling Price \$1,600,000 - \$1,700,000 **Median House Price** Year ending September 2025: \$1,675,000

Comparable Properties



1/130 Princes St PORT MELBOURNE 3207 (REI)

Price: \$1,538,000 Method: Auction Sale Date: 13/09/2025

Property Type: Townhouse (Res)

Agent Comments



239 Bridge St PORT MELBOURNE 3207 (REI)



Agent Comments

Price: \$1,725,000 Method: Auction Sale Date: 31/05/2025

Property Type: House (Res)

15 Legon St PORT MELBOURNE 3207 (REI/VG)

Price: \$1,675,000 Method: Private Sale Date: 30/04/2025 Property Type: House Land Size: 115 sqm approx **Agent Comments**

Account - Jellis Craig | P: 03 8644 5500





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