

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

1/272 Nott Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$1,600,000

&

\$1,700,000

Median sale price

Median price \$1,675,000

Property Type House

Suburb Port Melbourne

Period - From 01/10/2024

to

30/09/2025

Source 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	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 comparable properties 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



3 2 2

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)

Agent Comments

3 3 2

Price: \$1,538,000
Method: Auction Sale
Date: 13/09/2025
Property Type: Townhouse (Res)



239 Bridge St PORT MELBOURNE 3207 (REI)

Agent Comments

3 2 1

Price: \$1,725,000
Method: Auction Sale
Date: 31/05/2025
Property Type: House (Res)



15 Legon St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

3 2 1

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