

# 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 \$1,390,000

### Median sale price

Median price \$1,540,000

Property Type House

Suburb Port Melbourne

Period - From 03/03/2024

to 02/03/2025

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	235 Esplanade East PORT MELBOURNE 3207	\$1,280,000	14/12/2024
2	20 Spring St.E PORT MELBOURNE 3207	\$1,270,000	11/11/2024
3	102 Graham St PORT MELBOURNE 3207	\$1,350,000	21/09/2024

**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:

03/03/2025 10:45



2   
 1   
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**Property Type:** House (Res)  
**Land Size:** 156 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,390,000  
**Median House Price**  
 03/03/2024 - 02/03/2025: \$1,540,000

## Comparable Properties



235 Esplanade East PORT MELBOURNE 3207 (REI/VG) [Agent Comments](#)

2   
 1   
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**Price:** \$1,280,000  
**Method:** Auction Sale  
**Date:** 14/12/2024  
**Property Type:** House (Res)  
**Land Size:** 130 sqm approx



20 Spring St.E PORT MELBOURNE 3207 (REI) [Agent Comments](#)

2   
 1   
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**Price:** \$1,270,000  
**Method:** Private Sale  
**Date:** 11/11/2024  
**Property Type:** House



102 Graham St PORT MELBOURNE 3207 (REI/VG) [Agent Comments](#)

3   
 1   
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**Price:** \$1,350,000  
**Method:** Auction Sale  
**Date:** 21/09/2024  
**Property Type:** House (Res)  
**Land Size:** 139 sqm approx

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