Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

280 Nott Street, Port Melbourne Vic 3207

Indicative selling price

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

Single price \$1,390,000

Median sale price

Median price \$1,	540,000 P	roperty 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

Add	dress 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 comparableproperties 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









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)

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Agent Comments

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)

2

Agent Comments

Agent Comments

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



102 Graham St PORT MELBOURNE 3207 (REI/VG)

Price: \$1,350,000 Method: Auction Sale Date: 21/09/2024

Property Type: House (Res) Land Size: 139 sqm approx

Account - Jellis Craig | P: 03 8644 5500





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