

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

12 Nelson Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between

\$1,575,000

&

\$1,675,000

Median sale price

Median price

\$1,700,000

Property Type

House

Suburb

Port Melbourne

Period - From

01/01/2025

to

31/12/2025

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	421 Nott St PORT MELBOURNE 3207	\$1,720,000	19/01/2026
2	66 Ross St PORT MELBOURNE 3207	\$1,700,000	13/12/2025
3			

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:

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Indicative Selling Price

\$1,575,000 - \$1,675,000

Median House Price

Year ending December 2025: \$1,700,000



3 2 1

Property Type: House

Agent Comments

Comparable Properties



421 Nott St PORT MELBOURNE 3207 (REI)

Agent Comments

3 2 1

Price: \$1,720,000

Method: Private Sale

Date: 19/01/2026

Property Type: House (Res)



66 Ross St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

3 2 1

Price: \$1,700,000

Method: Private Sale

Date: 13/12/2025

Property Type: House

Land Size: 127 sqm approx

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.

Account - Marshall White | P: 03 9822 9999



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