

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

154 Nott Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$2,100,000

&

\$2,300,000

Median sale price

Median price \$1,727,500

Property Type House

Suburb Port Melbourne

Period - From 01/04/2025

to

30/06/2025

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	114 Stokes St PORT MELBOURNE 3207	\$2,590,000	31/05/2025
2	13 Barak Rd PORT MELBOURNE 3207	\$2,300,000	25/04/2025
3	135 Spring St.W PORT MELBOURNE 3207	\$2,000,000	18/04/2025

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:

01/10/2025 08:48



4
 2
 1

Property Type: House (Res)

Land Size: 182 sqm approx

Agent Comments

Indicative Selling Price

\$2,100,000 - \$2,300,000

Median House Price

June quarter 2025: \$1,727,500

Comparable Properties



114 Stokes St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

4
 2
 1

Price: \$2,590,000

Method: Auction Sale

Date: 31/05/2025

Property Type: House (Res)

Land Size: 297 sqm approx



13 Barak Rd PORT MELBOURNE 3207 (VG)

Agent Comments

3
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Price: \$2,300,000

Method: Sale

Date: 25/04/2025

Property Type: House - Attached House N.E.C.

Land Size: 339 sqm approx



135 Spring St.W PORT MELBOURNE 3207 (REI)

Agent Comments

3
 1
 1

Price: \$2,000,000

Method: Private Sale

Date: 18/04/2025

Property Type: House

Land Size: 304 sqm approx

Account - Jellis Craig | P: 03 8644 5500