

# 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

419 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)

Range between

\$1,375,000

&

\$1,475,000

### Median sale price

Median price

\$1,602,000

Property Type

House

Suburb

Port Melbourne

Period - From

15/07/2024

to

14/01/2025

Source

pdol

### Comparable property sales (\*Delete A or B below as applicable)

**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.

Address of comparable property	Price	Date of sale
3 Esplanade Pl, Port Melbourne Vic	\$1,400,000	06/12/2024
26 Little Boundary St, South Melbourne Vic	\$1,380,000	19/10/2024
19 Jago Rd, Port Melbourne Vic	\$1,448,000	25/10/2024

This Statement of Information was prepared on:

15/01/2025