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	603/54-60 NOTT STREET PORT MELBOURNE VIC 3207

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$480,000	&	$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$730,000	Property type	Unit	Suburb	Port Melbourne
Period-from	01 Sep 2024	to	31 Aug 2025	Source	Cotality

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

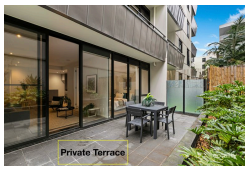
Address of comparable property	Price	Date of sale
214/57 BAY STREET PORT MELBOURNE VIC 3207	$505,000	03-Apr-24
9/39 ESPLANADE EAST PORT MELBOURNE VIC 3207	$500,000	04-Jun-25
107/63-69 ROUSE STREET PORT MELBOURNE VIC 3207	$470,000	18-Mar-25

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 6 months.~~

This Statement of Information was prepared on: 04 September 2025

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214/57 BAY STREET PORT MELBOURNE VIC 3207

1 1 1

Sold Price **$505,000** Sold Date **03-Apr-24**

Distance **0.05km**



9/39 ESPLANADE EAST PORT MELBOURNE VIC 3207

1 1 1

Sold Price **$500,000** Sold Date **04-Jun-25**

Distance **0.37km**



107/63-69 ROUSE STREET PORT MELBOURNE VIC 3207

1 1 1

Sold Price **$470,000** Sold Date **18-Mar-25**

Distance **0.46km**

RS = Recent sale **UN** = Undisclosed Sale

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