

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

502/54-60 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

\$490,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,000

Property type

Unit

Suburb

Port Melbourne

Period-from

01 Apr 2025

to

31 Mar 2026

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

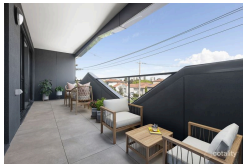
Date of sale

103/286 ROUSE STREET PORT MELBOURNE VIC 3207	\$555,000	12-Jan-26
2G0/15-25 PICKLES STREET PORT MELBOURNE VIC 3207	\$525,000	23-Jan-26
302/546 WILLIAMSTOWN ROAD PORT MELBOURNE VIC 3207	\$500,000	21-Oct-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: 20 April 2026



**103/286 ROUSE STREET PORT
MELBOURNE VIC 3207**

1 1 1

Sold Price **\$555,000** Sold Date **12-Jan-26**

Distance **0.27km**



**2G0/15-25 PICKLES STREET PORT
MELBOURNE VIC 3207**

1 1 2

Sold Price **\$525,000** Sold Date **23-Jan-26**

Distance **0.56km**



**302/546 WILLIAMSTOWN ROAD
PORT MELBOURNE VIC 3207**

1 1 1

Sold Price **\$500,000** Sold Date **21-Oct-25**

Distance **1.05km**

RS = Recent sale UN = Undisclosed Sale

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