

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

611/54-60 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

\$1,200,000

&

\$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$717,500

Property type

Unit

Suburb

Port Melbourne

Period-from

01 Mar 2025

to

28 Feb 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

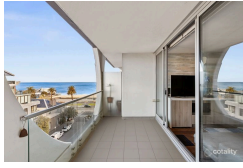
401/19-25 NOTT STREET PORT MELBOURNE VIC 3207	\$1,350,000	16-Oct-25
406/77 NOTT STREET PORT MELBOURNE VIC 3207	\$1,425,000	14-Oct-25
5/103A STOKES STREET PORT MELBOURNE VIC 3207	\$1,478,000	18-Nov-25

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: 11 March 2026

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**401/19-25 NOTT STREET PORT
MELBOURNE VIC 3207**

5 4 2

Sold Price **\$1,350,000** Sold Date **16-Oct-25**

Distance **0.22km**



**406/77 NOTT STREET PORT
MELBOURNE VIC 3207**

2 2 2

Sold Price **\$1,425,000** Sold Date **14-Oct-25**

Distance **0.08km**



**5/103A STOKES STREET PORT
MELBOURNE VIC 3207**

3 2 2

Sold Price **\$1,478,000** Sold Date **18-Nov-25**

Distance **0.2km**

RS = Recent sale

UN = Undisclosed Sale

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