

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

\$1,550,000

&

\$1,700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$725,000

Property type

Unit

Suburb

Port Melbourne

Period-from

01 Nov 2024

to

31 Oct 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

406/77 NOTT STREET PORT MELBOURNE VIC 3207	\$1,425,000	14-Oct-25
401/38 NOTT STREET PORT MELBOURNE VIC 3207	\$1,750,000	06-Aug-25
105/155 BEACH STREET PORT MELBOURNE VIC 3207	\$1,800,000	14-Aug-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: 24 November 2025

Jordan Wiederstein
P 03 8595 1950
M 0411425184
E jordan@ampersand.realestate



406/77 NOTT STREET PORT MELBOURNE VIC 3207

2 2 2

Sold Price ^{RS} **\$1,425,000** ^{UN} Sold Date **14-Oct-25**

Distance **0.08km**



401/38 NOTT STREET PORT MELBOURNE VIC 3207

3 2 2

Sold Price **\$1,750,000** Sold Date **06-Aug-25**

Distance **0.13km**



105/155 BEACH STREET PORT MELBOURNE VIC 3207

2 2 2

Sold Price ^{RS} **\$1,800,000** Sold Date **14-Aug-25**

Distance **1.51km**

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

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