

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

312/99 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

\$490,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$732,500

Property type

Unit

Suburb

Port Melbourne

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

218/101 BAY STREET PORT MELBOURNE VIC 3207	\$520,000	02-Jun-25
103/19 PICKLES STREET PORT MELBOURNE VIC 3207	\$525,000	12-Feb-25
1/174 LIARDET STREET PORT MELBOURNE VIC 3207	\$505,000	02-Apr-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: 15 July 2025



**218/101 BAY STREET PORT
MELBOURNE VIC 3207**

 2  1  1

Sold Price **\$520,000** Sold Date **02-Jun-25**

Distance **0.11km**



**103/19 PICKLES STREET PORT
MELBOURNE VIC 3207**

 2  1  1

Sold Price **\$525,000** Sold Date **12-Feb-25**

Distance **0.63km**



**1/174 LIARDET STREET PORT
MELBOURNE VIC 3207**

 2  1  1

Sold Price **\$505,000** Sold Date **02-Apr-25**

Distance **0.4km**

RS = Recent sale

UN = Undisclosed Sale

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