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	G04/99 Nott Street, Port Melbourne Vic 3207

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $570,000 & $600,000

Median sale price

Median price $742,600 Property Type Unit Suburb Port Melbourne

Period - From 01/10/2024 to 31/12/2024 Source REIV

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 six 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
1	613/54 Nott St PORT MELBOURNE 3207	$585,000	28/02/2025
2	307/52 Nott St PORT MELBOURNE 3207	$595,000	24/01/2025
3	201/99 Nott St PORT MELBOURNE 3207	$585,000	28/10/2024

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 six months.~~

This Statement of Information was prepared on: 19/03/2025 09:43

G04/99 Nott Street, Port Melbourne Vic 3207



2 1 1

Rooms: 3
Property Type: Apartment

Agent Comments

Indicative Selling Price
$570,000 - $600,000
Median Unit Price
December quarter 2024: $742,600

Comparable Properties



613/54 Nott St PORT MELBOURNE 3207 (REI)

2 1 1

Price: $585,000
Method: Private Sale
Date: 28/02/2025
Property Type: Apartment

Agent Comments



307/52 Nott St PORT MELBOURNE 3207 (REI/VG)

2 1 1

Price: $595,000
Method: Private Sale
Date: 24/01/2025
Property Type: Apartment

Agent Comments



201/99 Nott St PORT MELBOURNE 3207 (REI/VG)

2 1 1

Price: $585,000
Method: Private Sale
Date: 28/10/2024
Property Type: Apartment

Agent Comments

Account - Buxton (Port Phillip) Pty Ltd | P: 03 9536 7222

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