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	504/77 Nott Street, Port Melbourne VIC 3207

Indicative selling price

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

Range between $530,000 & $560,000

Median sale price

Median price $715,000 Property Type Unit Suburb Port Melbourne

Period - From 07/05/2025 to 05/11/2025 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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
209/54-60 Nott Street Port Melbourne VIC 3207	$560,000	27/08/2025
GO2/25 Pickles Street Port Melbourne VIC 3207	$555,000	28/05/2025
408/52 Nott Street Port Melbourne VIC 3207	$630,000	17/10/2025

This Statement of Information was prepared on: 07/11/2025