

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

116 Nott Street, Port Melbourne Vic 3207

Indicative selling price

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

Single price

\$1,060,000

Median sale price

Median price

\$1,625,000

Property Type

House

Suburb

Port Melbourne

Period - From

01/04/2025

to

31/03/2026

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	241 Graham St PORT MELBOURNE 3207	\$1,030,000	06/05/2026
2	109 Ingles St PORT MELBOURNE 3207	\$1,050,000	17/03/2026
3	106 Nott St PORT MELBOURNE 3207	\$1,050,000	29/12/2025

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:

26/05/2026 17:52



2 bedrooms, 1 bathroom, 0 cars

Property Type: House
Land Size: 127 sqm approx
Agent Comments

Indicative Selling Price \$1,060,000
Median House Price Year ending March 2026: \$1,625,000

Comparable Properties



241 Graham St PORT MELBOURNE 3207 (REI)

Agent Comments

2 bedrooms, 1 bathroom, 0 cars

Price: \$1,030,000
Method: Private Sale
Date: 06/05/2026
Property Type: House (Res)



109 Ingles St PORT MELBOURNE 3207 (REI)

Agent Comments

2 bedrooms, 1 bathroom, 0 cars

Price: \$1,050,000
Method: Private Sale
Date: 17/03/2026
Property Type: House



106 Nott St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

2 bedrooms, 1 bathroom, 1 car

Price: \$1,050,000
Method: Private Sale
Date: 29/12/2025
Property Type: House
Land Size: 128 sqm approx

Account - Biggin & Scott | P: 8671 3777 | F: 8671 3700



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