

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 307/115 Nott Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$850,000 & \$900,000

Median sale price

Median price \$725,000 Property Type Unit 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	501/99 Dow St PORT MELBOURNE 3207	\$867,500	24/04/2026
2	5/47 Johnston St PORT MELBOURNE 3207	\$905,000	19/03/2026
3	4/80 Dow St PORT MELBOURNE 3207	\$875,000	24/02/2026

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: 25/06/2026 16:57



Property Type: Subdivided Flat -
Single OYO Flat

Agent Comments

Indicative Selling Price

\$850,000 - \$900,000

Median Unit Price

Year ending March 2026: \$725,000

Comparable Properties



501/99 Dow St PORT MELBOURNE 3207 (REI)

Agent Comments



Price: \$867,500

Method: Private Sale

Date: 24/04/2026

Property Type: Apartment



5/47 Johnston St PORT MELBOURNE 3207 (REI/VG)

Agent Comments



Price: \$905,000

Method: Private Sale

Date: 19/03/2026

Property Type: Apartment

Land Size: 118 sqm approx



4/80 Dow St PORT MELBOURNE 3207 (REI/VG)

Agent Comments



Price: \$875,000

Method: Private Sale

Date: 24/02/2026

Property Type: Apartment

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