

# 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

1 George Street, Spotswood Vic 3015

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,200,000

### Median sale price

Median price \$1,225,000

Property Type House

Suburb Spotswood

Period - From 01/01/2025

to 31/12/2025

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	17 Farm St NEWPORT 3015	\$1,200,000	22/11/2025
2	28 Hick St SPOTSWOOD 3015	\$1,280,000	20/11/2025
3			

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.~~

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Property Type:  
Agent Comments

Indicative Selling Price  
\$1,200,000  
Median House Price  
Year ending December 2025: \$1,225,000

## Comparable Properties



17 Farm St NEWPORT 3015 (REI)

Agent Comments



Price: \$1,200,000  
Method: Auction Sale  
Date: 22/11/2025  
Property Type: House (Res)  
Land Size: 619 sqm approx

28 Hick St SPOTSWOOD 3015 (VG)

Agent Comments



Price: \$1,280,000  
Method: Sale  
Date: 20/11/2025  
Property Type: House (Res)  
Land Size: 589 sqm approx

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.

Account - Barlow McEwan Tribe | P: 9391 1888 | F: 9391 0681



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