

## 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

46 DAVIES STREET NEWPORT VIC 3015

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,750,000

&

\$1,850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,230,000

Property type

House

Suburb

Newport

Period-from

01 Jul 2024

to

30 Jun 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 6 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

|                                    |             |           |
|------------------------------------|-------------|-----------|
| 50 SPEIGHT STREET NEWPORT VIC 3015 | \$1,740,000 | 09-Apr-25 |
| 59 OXFORD STREET NEWPORT VIC 3015  | \$1,755,000 | 22-Mar-25 |
|                                    |             |           |

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 6 months.

This Statement of Information was prepared on: 31 July 2025



**50 SPEIGHT STREET NEWPORT  
VIC 3015**

4 2 1

Sold Price **\$1,740,000** Sold Date **09-Apr-25**

Distance **0.89km**



**59 OXFORD STREET NEWPORT  
VIC 3015**

4 1 1

Sold Price **\$1,755,000** Sold Date **22-Mar-25**

Distance **1.16km**

RS = Recent sale      UN = Undisclosed Sale

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