

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

321 MELBOURNE ROAD NEWPORT VIC 3015

Indicative selling price

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

Single Price

\$1,025,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,242,500

Property type

House

Suburb

Newport

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

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

1/19 CARMEN STREET NEWPORT VIC 3015	\$1,120,000	22-Feb-25
193 JOHN LISTON DRIVE NEWPORT VIC 3015	\$1,200,000	18-Feb-25
111 MASON STREET NEWPORT VIC 3015	\$1,130,000	13-Nov-24

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: 07 April 2025



1/19 CARMEN STREET NEWPORT VIC 3015

Sold Price

^{RS}

\$1,120,000

Sold Date

22-Feb-25



3



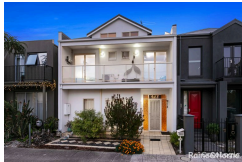
2



1

Distance

1.67km



193 JOHN LISTON DRIVE NEWPORT VIC 3015

Sold Price

^{RS}

\$1,200,000

Sold Date

18-Feb-25



3



2



2

Distance

0.07km



111 MASON STREET NEWPORT VIC 3015

Sold Price

\$1,130,000

Sold Date

13-Nov-24



3



2



-

Distance

0.98km

RS = Recent sale

UN = Undisclosed Sale

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