

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

3/72 SPEIGHT STREET 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

or range
between

\$295,000

&

\$320,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,255,000

Property type

Other

Suburb

Newport

Period-from

01 Oct 2024

to

30 Sep 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

2/11 CARMEN STREET NEWPORT VIC 3015	\$313,000	01-Aug-25
8/11 CARMEN STREET NEWPORT VIC 3015	\$301,000	02-Jul-25
11/45 OXFORD STREET NEWPORT VIC 3015	\$305,000	19-May-25

OR

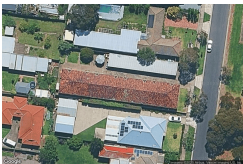
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 28 October 2025



2/11 CARMEN STREET NEWPORT VIC 3015 Sold Price **\$313,000** Sold Date **01-Aug-25**
Distance **0.74km**

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8/11 CARMEN STREET NEWPORT VIC 3015 Sold Price **\$301,000** Sold Date **02-Jul-25**
Distance **0.74km**

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11/45 OXFORD STREET NEWPORT VIC 3015 Sold Price **\$305,000** Sold Date **19-May-25**
Distance **0.48km**

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RS = Recent sale UN = Undisclosed Sale

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