

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

3/53 CHALLIS 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,000

Property type

Unit

Suburb

Newport

Period-from

01 Jul 2025

to

30 Jun 2026

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

1/9 THORPE STREET NEWPORT VIC 3015	\$630,000	04-Jul-26
1/82 HANSEN STREET ALTONA NORTH VIC 3025	\$650,000	27-Mar-26
2/35 MADDOX ROAD NEWPORT VIC 3015	\$670,000	11-Feb-26

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: 20 July 2026

Hannah Burke
M 0490664832
E hannahb@comptongreen.com.au



**1/9 THORPE STREET NEWPORT
VIC 3015**

2 1 1

Sold Price ^{RS} **\$630,000** Sold Date **04-Jul-26**

Distance **0.73km**



**1/82 HANSEN STREET ALTONA
NORTH VIC 3025**

3 1 1

Sold Price ^{RS} **\$650,000** Sold Date **27-Mar-26**

Distance **1.33km**



**2/35 MADDOX ROAD NEWPORT
VIC 3015**

2 1 1

Sold Price **\$670,000** Sold Date **11-Feb-26**

Distance **0.32km**

RS = Recent sale **UN** = Undisclosed Sale

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