

## 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

2/85 GRAHAM 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

\$730,000

&

\$760,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$847,500

Property type

Unit

Suburb

Newport

Period-from

01 Oct 2023

to

30 Sep 2024

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

1/85 GRAHAM STREET NEWPORT VIC 3015	\$730,000	13-Sep-23
4/124-136 MASON STREET NEWPORT VIC 3015	\$733,100	16-Jul-24
133/6 PAINE STREET NEWPORT VIC 3015	\$765,000	06-Jun-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: 22 October 2024



**1/85 GRAHAM STREET NEWPORT  
VIC 3015**

Sold Price

**\$730,000**

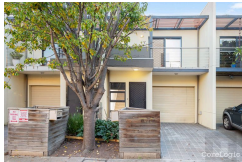
Sold Date

**13-Sep-23**

 2  2  1

Distance

**0.01km**



**4/124-136 MASON STREET  
NEWPORT VIC 3015**

Sold Price

<sup>RS</sup> **\$733,100** <sup>UN</sup>

Sold Date

**16-Jul-24**

 2  2  1

Distance

**0.82km**



**133/6 PAINE STREET NEWPORT  
VIC 3015**

Sold Price

**\$765,000**

Sold Date

**06-Jun-24**

 2  2  1

Distance

**2.37km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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