

# 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

4/57 Challis 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)

Single price

\$849,000

### Median sale price

Median price

\$840,000

Property Type

Unit

Suburb

Newport

Period - From

01/01/2024

to

31/12/2024

Source

REIV

### 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 six 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	1/147 Mason St NEWPORT 3015	\$860,000	25/11/2024
2	1/5 Bradley St NEWPORT 3015	\$880,000	21/08/2024
3			

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 six months.

This Statement of Information was prepared on:

20/01/2025 12:37



3  
 2  
 1

**Property Type:** Villa  
**Agent Comments**

**Indicative Selling Price**  
 \$849,000

**Median Unit Price**  
 Year ending December 2024: \$840,000

## Comparable Properties



1/147 Mason St NEWPORT 3015 (REI)

Agent Comments

3  
 2  
 2

**Price:** \$860,000  
**Method:** Private Sale  
**Date:** 25/11/2024  
**Property Type:** Townhouse (Single)



1/5 Bradley St NEWPORT 3015 (REI/VG)

Agent Comments

3  
 1  
 2

**Price:** \$880,000  
**Method:** Sold Before Auction  
**Date:** 21/08/2024  
**Property Type:** Unit

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 six months.

Account - Jas Stephens - Yarraville | P: 03 93169000