

## 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

5 RAILWAY PARADE 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

&

\$780,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$790,000

Property type

Unit

Suburb

Newport

Period-from

01 Mar 2024

to

28 Feb 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

58/124-136 MASON STREET NEWPORT VIC 3015	\$790,000	14-Dec-24
2A BRUCE STREET NEWPORT VIC 3015	\$770,000	19-Feb-25
2/85 GRAHAM STREET NEWPORT VIC 3015	\$747,000	20-Feb-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: 12 March 2025

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**58/124-136 MASON STREET  
NEWPORT VIC 3015**

3 2 1

Sold Price <sup>RS</sup> **\$790,000** <sup>UN</sup> Sold Date **14-Dec-24**

Distance **0.94km**



**2A BRUCE STREET NEWPORT VIC  
3015**

3 2 1

Sold Price <sup>RS</sup> **\$770,000** Sold Date **19-Feb-25**

Distance **1.55km**



**2/85 GRAHAM STREET NEWPORT  
VIC 3015**

2 2 1

Sold Price <sup>RS</sup> **\$747,000** Sold Date **20-Feb-25**

Distance **1.71km**

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

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