

Statement of Information  
**Single residential property located outside the  
Melbourne metropolitan area**

Section 47AF of the *Estate Agents Act 1980*

**Property offered for sale**

Address  
Including suburb or  
locality and postcode

10-14 Granada Drive, Portarlington VIC 3223

**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 \$565,000

or range between \$

&

\$

**Median sale price**

Median price \$580,000

Property type Vacant Land

Suburb Portarlington

Period - From 01 Jan 2024

to

31 Dec  
2024

Source PriceFinder

**Comparable property sales (\*Delete A or B below as applicable)**

**A\*** ~~These are the three properties sold within five kilometres of the property for sale in the last 18 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. 11 SAN FERNANDO AVE, PORTARLINGTON, VIC 3223	\$580,000	17-Jul-24
2. 5 GRIMMER ST, PORTARLINGTON, VIC 3223	\$500,000	14-Mar-25
3.		

**OR**

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 27 Apr 2025