

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

8 FORD STREET NEWPORT VIC 3015

Address
Including suburb and postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,260,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,222,500

Property type

House

Suburb

Newport

Period-from

01 Feb 2024

to

31 Jan 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
9A AGG STREET NEWPORT VIC 3015	\$1,260,000	10-Oct-24
74 HALL STREET NEWPORT VIC 3015	\$1,250,000	30-Aug-24
7 ROSS STREET NEWPORT VIC 3015	\$1,216,000	31-Oct-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: 27 February 2025



9A AGG STREET NEWPORT VIC 3015

Sold Price

\$1,260,000

Sold Date

10-Oct-24



3



2



1

Distance

0.04km



74 HALL STREET NEWPORT VIC 3015

Sold Price

\$1,250,000

Sold Date

30-Aug-24



3



2



1

Distance

0.6km



7 ROSS STREET NEWPORT VIC 3015

Sold Price

\$1,216,000

Sold Date

31-Oct-24



3



1



-

Distance

0.73km

RS = Recent sale

UN = Undisclosed Sale

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