

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

9 WALKER STREET NEWPORT VIC 3015

Indicative selling price

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

Single Price

\$1,210,000

or range
between

&

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

26 WILKINS STREET NEWPORT VIC 3015	1170000	13-Sep-24
12 JOBSON STREET WILLIAMSTOWN VIC 3016	1150000	01-Nov-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: 26 February 2025



**26 WILKINS STREET NEWPORT
VIC 3015**

2 1 -

Sold Price **1170000** Sold Date **13-Sep-24**

Distance **0.94km**



**12 JOBSON STREET
WILLIAMSTOWN VIC 3016**

2 1 -

Sold Price **1150000** Sold Date **01-Nov-24**

Distance **1.98km**

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

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