

## 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

35 MONMOUTH 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) (\*Delete single price or range as applicable)

Single Price

\$1,100,000

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 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

2 BROWN STREET NEWPORT VIC 3015	\$1,051,000	14-Dec-24
76 WOODS STREET NEWPORT VIC 3015	\$1,075,000	05-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: 03 March 2025



**2 BROWN STREET NEWPORT VIC 3015** Sold Price **\$1,051,000** Sold Date **14-Dec-24**  
Distance **1.41km**

3 1 2



**76 WOODS STREET NEWPORT VIC 3015** Sold Price **\$1,075,000** Sold Date **05-Oct-24**  
Distance **0.36km**

7 4 3

RS = Recent sale UN = Undisclosed Sale

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