

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

95 Campbells Road, Portsea Vic 3944

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$4,000,000

&

\$4,400,000

Median sale price

Median price

\$3,075,000

Property Type

House

Suburb

Portsea

Period - From

30/09/2023

to

29/09/2024

Source

REIV

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 six 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	27 Newton Av SORRENTO 3943	\$4,250,000	06/06/2024
2	834 Melbourne Rd SORRENTO 3943	\$4,350,000	27/02/2024
3	15 London Bridge Rd PORTSEA 3944	\$4,150,000	12/02/2024

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 six months.~~

This Statement of Information was prepared on:

30/09/2024 12:00



5 -

Property Type: House (Previously Occupied - Detached)

Land Size: 2172 sqm approx

Agent Comments

Indicative Selling Price

\$4,000,000 - \$4,400,000

Median House Price

30/09/2023 - 29/09/2024: \$3,075,000

Comparable Properties



27 Newton Av SORRENTO 3943 (REI/VG)

Agent Comments

5 4 2

Price: \$4,250,000

Method: Private Sale

Date: 06/06/2024

Property Type: House

Land Size: 610 sqm approx



834 Melbourne Rd SORRENTO 3943 (REI/VG)

Agent Comments

5 5 4

Price: \$4,350,000

Method: Private Sale

Date: 27/02/2024

Property Type: House

Land Size: 1073 sqm approx



15 London Bridge Rd PORTSEA 3944 (VG)

Agent Comments

3 - -

Price: \$4,150,000

Method: Sale

Date: 12/02/2024

Property Type: House (Res)

Land Size: 783 sqm approx

Account - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400