

## 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

40A PERCY 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

or range  
between

\$850,000

&

\$900,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$827,500

Property type

Unit

Suburb

Newport

Period-from

01 Jan 2024

to

31 Dec 2024

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

6/124-136 MASON STREET NEWPORT VIC 3015	\$930,000	13-Jan-25
3/71 OXFORD STREET NEWPORT VIC 3015	\$950,000	10-Jan-16
1/31 CLYDE STREET NEWPORT VIC 3015	\$900,000	16-Dec-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: 29 January 2025



**6/124-136 MASON STREET  
NEWPORT VIC 3015**

3 2 2

Sold Price

<sup>RS</sup> **\$930,000** Sold Date **13-Jan-25**

Distance **0.72km**



**3/71 OXFORD STREET NEWPORT  
VIC 3015**

- 1 -

Sold Price

<sup>RS</sup> **\$950,000** Sold Date **10-Jan-16**

Distance **0.59km**



**1/31 CLYDE STREET NEWPORT VIC  
3015**

3 3 1

Sold Price

<sup>RS</sup> **\$900,000** Sold Date **16-Dec-24**

Distance **0.93km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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