

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

1/16 BRADLEY 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

or range
between

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,260,000

Property type

House

Suburb

Newport

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

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

1/28 CLYDE STREET NEWPORT VIC 3015	\$980,000	22-Mar-25
2/145 MASON STREET NEWPORT VIC 3015	\$921,000	05-Aug-25
2/48 BLENHEIM ROAD NEWPORT VIC 3015	\$920,000	28-Aug-25

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: 30 September 2025



1/28 CLYDE STREET NEWPORT VIC 3015 Sold Price **\$980,000** Sold Date **22-Mar-25**
 Distance **0.58km**

4 2 1



2/145 MASON STREET NEWPORT VIC 3015 Sold Price **\$921,000** Sold Date **05-Aug-25**
 Distance **0.26km**

3 2 1



2/48 BLENHEIM ROAD NEWPORT VIC 3015 Sold Price ^{RS} **\$920,000** Sold Date **28-Aug-25**
 Distance **0.68km**

4 2 1

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

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