

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

19 TAIT 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

\$1,575,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,242,500

Property type

House

Suburb

Newport

Period-from

01 Apr 2024

to

31 Mar 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

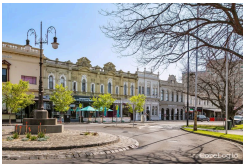
Date of sale

51 YARRA STREET WILLIAMSTOWN VIC 3016	1550000	04-Feb-25
22 FORD STREET NEWPORT VIC 3015	1550000	28-Feb-25
11 ELPHIN STREET NEWPORT VIC 3015	1500000	07-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: 16 April 2025



51 YARRA STREET
WILLIAMSTOWN VIC 3016

3 2 2

Sold Price **1550000** Sold Date **04-Feb-25**

Distance **1.16km**



22 FORD STREET NEWPORT VIC
3015

3 2 -

Sold Price ^{RS} **1550000** Sold Date **28-Feb-25**

Distance **0.61km**



11 ELPHIN STREET NEWPORT VIC
3015

3 2 4

Sold Price **1500000** Sold Date **07-Dec-24**

Distance **0.51km**

RS = Recent sale UN = Undisclosed Sale

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