

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

2/462 MELBOURNE ROAD 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

\$640,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$820,000

Property type

Unit

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

3/16 STAPLEY CRESCENT ALTONA NORTH VIC 3025	\$700,000	25-Mar-25
4/19 BASIL STREET NEWPORT VIC 3015	\$660,000	18-Mar-25
3/6 PRENTICE STREET ALTONA NORTH VIC 3025	\$640,000	12-Nov-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: 28 April 2025



3/16 STAPLEY CRESCENT ALTONA NORTH VIC 3025 Sold Price ^{RS} **\$700,000** Sold Date **25-Mar-25**
 Distance **1.89km**

3 1 1



4/19 BASIL STREET NEWPORT VIC 3015 Sold Price ^{RS} **\$660,000** Sold Date **18-Mar-25**
 Distance **1.66km**

2 1 2



3/6 PRENTICE STREET ALTONA NORTH VIC 3025 Sold Price **\$640,000** Sold Date **12-Nov-24**
 Distance **1.76km**

2 1 1

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

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