

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 EFFINGHAM 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

\$1,000,000

&

\$1,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,250,000

Property type

House

Suburb

Newport

Period-from

01 May 2024

to

30 Apr 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

2 BROWN STREET NEWPORT VIC 3015	\$1,051,000	14-Dec-24
67 ELPHIN STREET NEWPORT VIC 3015	\$1,020,000	22-Mar-25
48 SALISBURY STREET NEWPORT VIC 3015	\$1,005,000	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: 14 May 2025



2 BROWN STREET NEWPORT VIC 3015

Sold Price

\$1,051,000

Sold Date

14-Dec-24

3

1

2

Distance

0.32km



67 ELPHIN STREET NEWPORT VIC 3015

Sold Price

^{RS} **\$1,020,000**

Sold Date

22-Mar-25

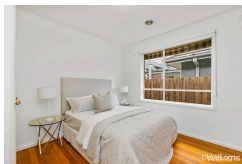
3

1

-

Distance

0.46km



48 SALISBURY STREET NEWPORT VIC 3015

Sold Price

\$1,005,000

Sold Date

07-Dec-24

3

1

1

Distance

1.12km

RS = Recent sale

UN = Undisclosed Sale

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