

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

3/13 FARM 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

\$890,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$812,474

Property type

Unit

Suburb

Newport

Period-from

01 Aug 2024

to

31 Jul 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

476 MELBOURNE ROAD NEWPORT VIC 3015	\$865,000	04-Jun-25
4 ROSS STREET NEWPORT VIC 3015	\$900,000	20-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: 28 August 2025



476 MELBOURNE ROAD NEWPORT VIC 3015 Sold Price

^{RS} **\$865,000** Sold Date **04-Jun-25**

2 2 2

Distance **0.81km**



4 ROSS STREET NEWPORT VIC 3015 Sold Price

^{RS} **\$900,000** Sold Date **20-Aug-25**

2 2 1

Distance **0.96km**

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

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