

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

3/421 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

\$470,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$741,000

Property type

Unit

Suburb

Newport

Period-from

01 Oct 2024

to

30 Sep 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

11/58 MASON STREET NEWPORT VIC 3015	\$475,000	09-May-25
108/129 DOUGLAS PARADE WILLIAMSTOWN VIC 3016	\$475,000	17-Jun-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: 20 October 2025



**11/58 MASON STREET NEWPORT
VIC 3015**

2 1 1

Sold Price

\$475,000

Sold Date **09-May-25**

Distance **0.39km**



**108/129 DOUGLAS PARADE
WILLIAMSTOWN VIC 3016**

1 1 1

Sold Price

Sold Date **17-Jun-25**

Distance **1.85km**

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

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