

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3 PORTER STREET MORWELL VIC 3840

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

\$340,000

&

\$370,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$350,000

Property type

House

Suburb

Morwell

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 five kilometres of the property for sale in the last 18 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

70 HAYWOOD STREET MORWELL VIC 3840	\$355,000	20-Jun-25
25 PORTER STREET MORWELL VIC 3840	\$345,000	11-Jul-25
61 HAYWOOD STREET MORWELL VIC 3840	\$360,000	28-May-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 22 October 2025



70 HAYWOOD STREET MORWELL VIC 3840

3 1 2

Sold Price

\$355,000

Sold Date

20-Jun-25

Distance

0.09km



25 PORTER STREET MORWELL VIC 3840

3 1 2

Sold Price

\$345,000

Sold Date

11-Jul-25

Distance

0.17km



61 HAYWOOD STREET MORWELL VIC 3840

3 1 2

Sold Price

\$360,000

Sold Date

28-May-25

Distance

0.19km

RS = Recent sale

UN = Undisclosed Sale

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