

**Single residential property located outside the
Melbourne metropolitan area**Section 47AF of the *Estate Agents Act 1980***Property offered for sale**

Address
Including suburb or
locality and postcode

40/23-31 Mercer Street, Portarlington VIC 3223

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$525,000

or range between \$*

&

\$*

Median sale price

Median price \$650,000

Property type Unit

Suburb Portarlington

Period - From 01 July
2024

to

30 Jun 2025

Source PriceFinder

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**

1. 3/23-31 Mercer Street, Portarlington VIC 3223	\$500,000	05-Aug-25
2. 60/23-31 Mercer Street, Portarlington VIC 3223	\$520,000	15-Jul-24
3. 92/23-31 Mercer Street, Portarlington VIC 3223	\$635,000	26-Apr-24

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: 19 August 2025