

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

5 COLLINGWOOD 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

\$1,850,000

&

\$1,950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,242,500

Property type

House

Suburb

Newport

Period-from

01 Apr 2024

to

31 Mar 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

43 OAKBANK STREET NEWPORT VIC 3015	1880000	12-Dec-24
8 COLLINGWOOD ROAD NEWPORT VIC 3015	1900000	22-Feb-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: 09 April 2025



**43 OAKBANK STREET NEWPORT
VIC 3015**

5 3 2

Sold Price **1880000** Sold Date **12-Dec-24**

Distance **0.48km**



**8 COLLINGWOOD ROAD
NEWPORT VIC 3015**

4 3 1

Sold Price ^{RS}**1900000** Sold Date **22-Feb-25**

Distance **0.08km**

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

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