

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 MELROSE 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

\$1,300,000

&

\$1,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,245,000

Property type

House

Suburb

Newport

Period-from

01 Jun 2024

to

31 May 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

10 ROSS STREET NEWPORT VIC 3015	\$1,350,000	18-Dec-24
20 CHALLIS STREET NEWPORT VIC 3015	\$1,335,000	12-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: 17 June 2025



10 ROSS STREET NEWPORT VIC 3015

 4  3  -

Sold Price **\$1,350,000** Sold Date **18-Dec-24**

Distance **1.27km**



20 CHALLIS STREET NEWPORT VIC 3015

 4  2  1

Sold Price ^{RS} **\$1,335,000** Sold Date **12-Jun-25**

Distance **0.18km**

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

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