

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

53 Peel Street, Newport Vic 3015

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$1,250,000

&

\$1,350,000

Median sale price

Median price

\$1,230,000

Property Type

House

Suburb

Newport

Period - From

01/10/2024

to

30/09/2025

Source

REIV

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 six 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	12 River St NEWPORT 3015	\$1,425,000	05/11/2025
2	23 Home Rd NEWPORT 3015	\$1,300,000	25/10/2025
3	70 Market St NEWPORT 3015	\$1,370,000	16/08/2025

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 six months.~~

This Statement of Information was prepared on:

10/11/2025 14:16

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3 2 0

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

Year ending September 2025: \$1,230,000

Comparable Properties



12 River St NEWPORT 3015 (REI)

Agent Comments

3 1 -

Price: \$1,425,000

Method: Sold Before Auction

Date: 05/11/2025

Property Type: House

Land Size: 374 sqm approx



23 Home Rd NEWPORT 3015 (REI)

Agent Comments

3 1 1

Price: \$1,300,000

Method: Auction Sale

Date: 25/10/2025

Property Type: House (Res)



70 Market St NEWPORT 3015 (REI/VG)

Agent Comments

4 2 1

Price: \$1,370,000

Method: Auction Sale

Date: 16/08/2025

Property Type: House (Res)

Land Size: 333 sqm approx

Account - Whitefox Real Estate | P: 96459699