

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 or
locality and postcode

64 Fairfax Street, Portarlington Vic 3223

Indicative selling price

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

Range between \$810,000 & \$891,000

Median sale price

Median price \$850,000 Property Type House Suburb Portarlington

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 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	19 Flagstaff Dr PORTARLINGTON 3223	\$890,000	10/06/2025
2	49 The Rise PORTARLINGTON 3223	\$852,500	30/09/2024
3	23 Newport Cr INDENTED HEAD 3223	\$815,000	02/06/2024

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:

01/12/2025 15:45



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Property Type: House
Land Size: 581 sqm approx
Agent Comments

Indicative Selling Price

\$810,000 - \$891,000

Median House Price

Year ending September 2025: \$850,000

Comparable Properties



19 Flagstaff Dr PORTARLINGTON 3223 (REI/VG)

Agent Comments

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Price: \$890,000
Method: Private Sale
Date: 10/06/2025
Property Type: House
Land Size: 537 sqm approx



49 The Rise PORTARLINGTON 3223 (REI/VG)

Agent Comments

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Price: \$852,500
Method: Private Sale
Date: 30/09/2024
Property Type: House
Land Size: 592 sqm approx



23 Newport Cr INDENTED HEAD 3223 (REI/VG)

Agent Comments

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Price: \$815,000
Method: Private Sale
Date: 02/06/2024
Property Type: House
Land Size: 577 sqm approx

Account - RT Edgar | P: 03 5255 4099 | F: 03 5255 4326