# Statement of Information Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

Including suburb and postcode 96 Sproat Street, Portarlington, Vic 3223
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## Indicative selling price

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

range between \$880,000 & \$940,000

# Median sale price

Median price		\$870,000	Property type	House		Suburb	Portarlington
Period - From	01/11/2024	to	31/10/2025	Source	Prop	Track	

#### 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 eighteen 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 Alison Street, Portarlington, VIC 3223	\$850,000	15/08/2025
28 Harding Street, Portarlington, VIC 3223	\$1,005,000	07/11/2025
7 Darryl Street, Portarlington, VIC 3223	\$920,000	16/10/2025

### 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 eighteen months.

This Statement of Information was prepared on:	20/11/2025

