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 JOAN KIRNER DRIVE 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	$1,345,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,270,000	Property type	House	Suburb	Newport
Period-from	01 Mar 2025	to	28 Feb 2026	Source	Cotality

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.~~

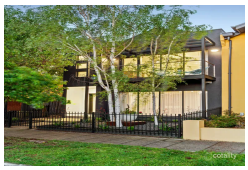
Address of comparable property	Price	Date of sale
24 GARNSWORTHY PLACE NEWPORT VIC 3015	$1,310,000	15-Nov-25
89 JOHN LISTON DRIVE NEWPORT VIC 3015	$1,227,500	28-Feb-26

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: 10 March 2026

David Lawson
P 03 93977579
M 0411 175 575
E david.lawson@hockingstuart.com

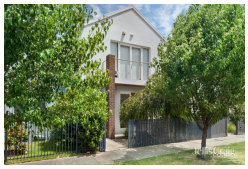


24 GARNSWORTHY PLACE NEWPORT VIC 3015

3 2 2

Sold Price **$1,310,000** Sold Date **15-Nov-25**

Distance **0.05km**



89 JOHN LISTON DRIVE NEWPORT VIC 3015

3 2 2

Sold Price RS **$1,227,500** Sold Date **28-Feb-26**

Distance **0.12km**

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

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