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	2/180 WOODS 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	$790,000	&	$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$760,000	Property type	Unit	Suburb	Newport
Period-from	01 Apr 2025	to	31 Mar 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
2/21 BASIL STREET NEWPORT VIC 3015	$780,000	18-Feb-26
4/11 MADDOX ROAD NEWPORT VIC 3015	$840,000	28-Nov-25
4/8 ROSSHIRE ROAD NEWPORT VIC 3015	$825,000	15-Nov-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: 10 April 2026

THE AGENCY
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2/21 BASIL STREET NEWPORT VIC 3015

3 2 2

Sold Price RS $780,000 Sold Date 18-Feb-26

Distance 0.22km



4/11 MADDOX ROAD NEWPORT VIC 3015

3 1 1

Sold Price $840,000 Sold Date 28-Nov-25

Distance 0.47km



4/8 ROSSHIRE ROAD NEWPORT VIC 3015

3 1 2

Sold Price $825,000 Sold Date 15-Nov-25

Distance 0.42km

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

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