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 BROWN 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	$1,450,000	&	$1,550,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,260,000	Property type	House	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 FORD STREET NEWPORT VIC 3015	$1,450,000	28-Feb-26
12 RIVER STREET NEWPORT VIC 3015	$1,425,000	03-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: 07 April 2026



18.05.26

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2 FORD STREET NEWPORT VIC 3015

3 1 -

Sold Price RS **$1,450,000** Sold Date **28-Feb-26**

Distance **0.58km**



12 RIVER STREET NEWPORT VIC 3015

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Sold Price **$1,425,000** Sold Date **03-Nov-25**

Distance **0.62km**

RS = Recent sale UN = Undisclosed Sale

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