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	4 Nepean Place, Portsea Vic 3944

Indicative selling price

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

Range between $2,200,000 & $2,400,000

Median sale price

Median price $2,850,000 Property Type House Suburb Portsea

Period - From 17/04/2025 to 16/04/2026 Source Property Data

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 six 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	1 Nepean Pl PORTSEA 3944	$2,350,000	25/01/2026
2	27 Nepean Pl PORTSEA 3944	$2,140,000	25/01/2026
3	66 Wattle Gr PORTSEA 3944	$1,950,000	06/01/2026

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 six months.~~

This Statement of Information was prepared on: 17/04/2026 14:47

4 Nepean Place, Portsea Vic 3944



3 2 2

Property Type: House
Land Size: 848 sqm approx

Agent Comments

Indicative Selling Price
$2,200,000 - $2,400,000
Median House Price
17/04/2025 - 16/04/2026: $2,850,000

Comparable Properties



1 Nepean Pl PORTSEA 3944 (REI/VG)

5 2 2

Price: $2,350,000
Method: Auction Sale
Date: 25/01/2026
Property Type: House
Land Size: 970 sqm approx

Agent Comments



27 Nepean Pl PORTSEA 3944 (REI)

3 2 3

Price: $2,140,000
Method: Auction Sale
Date: 25/01/2026
Property Type: House (Res)
Land Size: 855 sqm approx

Agent Comments



66 Wattle Gr PORTSEA 3944 (REI)

4 2 2

Price: $1,950,000
Method: Private Sale
Date: 06/01/2026
Property Type: House (Res)
Land Size: 663 sqm approx

Agent Comments

Account - RT Edgar | P: 03 9826 1000

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