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	4/8 ROSSHIRE ROAD 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	&	$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$741,000	Property type	Unit	Suburb	Newport
Period-from	01 Oct 2024	to	30 Sep 2025	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
2/8 ROSSHIRE ROAD NEWPORT VIC 3015	$780,000	09-Oct-25
3/8 ROSSHIRE ROAD NEWPORT VIC 3015	$800,000	28-Jun-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: 14 October 2025

THE AGENCY
Noah Lautman-Wurt
M 0424635277
E noahlautmanwurt@theagency.com.au



2/8 ROSSHIRE ROAD NEWPORT VIC 3015

3 1 2

Sold Price RS **$780,000** UN

Sold Date **09-Oct-25**

Distance **0km**



3/8 ROSSHIRE ROAD NEWPORT VIC 3015

3 1 2

Sold Price **$800,000**

Sold Date **28-Jun-25**

Distance **0km**

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

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