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	1 JUNCTION 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	$1,250,000	&	$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,245,000	Property type	House	Suburb	Newport
Period-from	01 Nov 2024	to	31 Oct 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
14 BENA STREET YARRAVILLE VIC 3013	1260000	06-Jun-25
1 IRVING STREET NEWPORT VIC 3015	1270000	14-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.

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14 BENA STREET YARRAVILLE VIC 3013

4 1 1

Sold Price **1260000** Sold Date **06-Jun-25**

Distance **1.89km**



1 IRVING STREET NEWPORT VIC 3015

4 1 3

Sold Price **1270000** Sold Date **14-Jun-25**

Distance **1.05km**

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

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