

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

1/23 LAURIE 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

\$925,000

&

\$975,000

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

4 LOFT RESERVE ROAD NEWPORT VIC 3015	\$1,005,000	31-May-25
2/142 WOODS STREET NEWPORT VIC 3015	\$980,000	26-May-25
2/48 BLENHEIM ROAD NEWPORT VIC 3015	\$920,000	27-Aug-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: 12 November 2025



4 LOFT RESERVE ROAD NEWPORT VIC 3015 Sold Price **\$1,005,000** Sold Date **31-May-25**

 3  2  1

Distance **0.13km**



2/142 WOODS STREET NEWPORT VIC 3015 Sold Price **\$980,000** Sold Date **26-May-25**

 3  2  1

Distance **0.22km**



2/48 BLENHEIM ROAD NEWPORT VIC 3015 Sold Price **\$920,000** Sold Date **27-Aug-25**

 4  2  1

Distance **0.51km**

RS = Recent sale

UN = Undisclosed Sale

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