

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

\$959,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,245,000

Property type

House

Suburb

Newport

Period-from

01 Dec 2024

to

30 Nov 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

1/16 BRADLEY STREET NEWPORT VIC 3015	\$950,000	06-Dec-25
2/145 MASON STREET NEWPORT VIC 3015	\$921,000	05-Aug-25
95 SALTLEY STREET SOUTH KINGSVILLE VIC 3015	\$960,000	10-Sep-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: 15 December 2025



**1/16 BRADLEY STREET NEWPORT
VIC 3015**

Sold Price

^{RS}

\$950,000

Sold Date

06-Dec-25



4



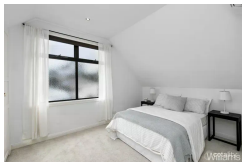
3



1

Distance

0.18km



**2/145 MASON STREET NEWPORT
VIC 3015**

Sold Price

\$921,000

Sold Date

05-Aug-25



3



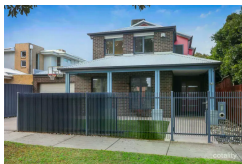
2



1

Distance

0.2km



**95 SALTLEY STREET SOUTH
KINGSVILLE VIC 3015**

Sold Price

\$960,000

Sold Date

10-Sep-25



3



2



1

Distance

1.17km

RS = Recent sale

UN = Undisclosed Sale

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