

# 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

21 MELROSE STREET NEWPORT VIC 3015

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$760,000

&

\$810,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,230,000

Property type

House

Suburb

Newport

Period-from

01 Jul 2024

to

30 Jun 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

95 MASON STREET NEWPORT VIC 3015	\$790,000	01-Jul-25
20 FOWLER CRESCENT NEWPORT VIC 3015	\$815,000	26-Mar-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: 24 July 2025



**95 MASON STREET NEWPORT VIC 3015** Sold Price <sup>RS</sup> **\$790,000** Sold Date **01-Jul-25**  
Distance **0.62km**

3 1 -



**20 FOWLER CRESCENT NEWPORT VIC 3015** Sold Price **\$815,000** Sold Date **26-Mar-25**  
Distance **0.06km**

3 1 2

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

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