

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

2/145 MASON 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

\$900,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$830,500

Property type

Unit

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

2/38 MADDOX ROAD NEWPORT VIC 3015	\$900,000	15-Mar-25
2/8 THORPE STREET NEWPORT VIC 3015	\$930,000	18-Mar-25
61 BLENHEIM ROAD NEWPORT VIC 3015	\$930,000	17-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: 23 July 2025



2/38 MADDOX ROAD NEWPORT VIC 3015

3 2 1

Sold Price **\$900,000** Sold Date **15-Mar-25**

Distance **0.32km**



2/8 THORPE STREET NEWPORT VIC 3015

3 2 2

Sold Price **\$930,000** Sold Date **18-Mar-25**

Distance **0.82km**



61 BLENHEIM ROAD NEWPORT VIC 3015

3 2 2

Sold Price Sold Date **17-Mar-25**

Distance **0.66km**

RS = Recent sale UN = Undisclosed Sale

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