

# 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

14 Cheviot Road, Portsea Vic 3944

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$6,000,000

&

\$6,600,000

### Median sale price

Median price \$5,000,000

Property Type House

Suburb Portsea

Period - From 01/01/2025

to 31/03/2025

Source REIV

### 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 six 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	92 Campbells Rd PORTSEA 3944	\$5,700,000	25/01/2025
2	51-55 Wattle Gr PORTSEA 3944	\$6,600,000	28/12/2024
3			

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 six months.~~

This Statement of Information was prepared on:

10/05/2025 13:50



 5  4  5

**Property Type:** House  
**Land Size:** 2514 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$6,000,000 - \$6,600,000  
**Median House Price**  
March quarter 2025: \$5,000,000

## Comparable Properties



**92 Campbells Rd PORTSEA 3944 (REI/VG)**

**Agent Comments**

 6  4  5

**Price:** \$5,700,000  
**Method:** Auction Sale  
**Date:** 25/01/2025  
**Property Type:** House (Res)  
**Land Size:** 2300 sqm approx



**51-55 Wattle Gr PORTSEA 3944 (REI)**

**Agent Comments**

 4  3  2

**Price:** \$6,600,000  
**Method:** Private Sale  
**Date:** 28/12/2024  
**Property Type:** House (Res)  
**Land Size:** 4100 sqm approx

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 six months.