

## 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

16A ROSSHIRE ROAD NEWPORT VIC 3015

### Indicative selling price

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

Single Price

or range  
between

\$1,150,000

&

\$1,250,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,242,500

Property type

House

Suburb

Newport

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

### 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

|                                      |             |           |
|--------------------------------------|-------------|-----------|
| 1/24 BRADLEY STREET NEWPORT VIC 3015 | \$1,060,000 | 27-Mar-25 |
| 9 CHARLOTTE STREET NEWPORT VIC 3015  | \$1,050,000 | 19-Dec-24 |
| 18A LAURIE STREET NEWPORT VIC 3015   | \$1,010,000 | 17-Oct-24 |

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: 07 April 2025



**1/24 BRADLEY STREET NEWPORT  
VIC 3015**

Sold Price

<sup>RS</sup>

**\$1,060,000**

Sold Date

**27-Mar-25**



3



2



1

Distance

**0.69km**



**9 CHARLOTTE STREET NEWPORT  
VIC 3015**

Sold Price

**\$1,050,000**

Sold Date

**19-Dec-24**



3



3



1

Distance

**0.88km**



**18A LAURIE STREET NEWPORT VIC  
3015**

Sold Price

**\$1,010,000**

Sold Date

**17-Oct-24**



3



2



2

Distance

**0.61km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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