



Statement of Information

**Single residential property located outside
the Melbourne metropolitan area**

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

7 SUTTON AVENUE PORTLAND

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

PRICE \$625,000

Median sale price

Median price \$420,000

*House ☒

LAND ☐

Suburb
or locality PORTLAND

Period - From 27/03/2025 to 27/03/2026

Source realestate.com.au

Comparable property sales

A* These are the three properties sold within five kilometres of the property for sale in the last 2 years 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	11 SUTTON AVENUE PORTLAND	\$570,000	24/06/2025
2	8 SUTTON AVENUE PORTLAND	\$525,000	20/05/2025
3	6 SUTTON AVENUE PORTLAND	\$490,000	30/09/2025

This Statement of Information was prepared on 27/03/2026