

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 BROWN 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,245,000

Property type

House

Suburb

Newport

Period-from

01 Nov 2024

to

31 Oct 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

10 TAIT STREET NEWPORT VIC 3015	\$1,240,000	20-Aug-25
12 GRINDLAY STREET NEWPORT VIC 3015	\$1,140,000	30-Aug-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: 11 November 2025



10 TAIT STREET NEWPORT VIC 3015

3 2 -

Sold Price \$1,240,000 Sold Date 20-Aug-25

Distance 0.13km



12 GRINDLAY STREET NEWPORT VIC 3015

3 1 1

Sold Price \$1,140,000 Sold Date 30-Aug-25

Distance 0.1km

RS = Recent sale UN = Undisclosed Sale

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