

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

4/11 MADDOX ROAD 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$765,000

Property type

Unit

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

4/144 WOODS STREET NEWPORT VIC 3015	\$877,000	12-Nov-25
2/8 ROSSHIRE ROAD NEWPORT VIC 3015	\$780,000	09-Oct-25
4/8 ROSSHIRE ROAD NEWPORT VIC 3015	\$825,000	15-Nov-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: 24 November 2025



4/144 WOODS STREET NEWPORT VIC 3015

Sold Price

^{RS}

\$877,000

Sold Date

12-Nov-25

3

2

2

Distance

0.26km



2/8 ROSSHIRE ROAD NEWPORT VIC 3015

Sold Price

^{RS}

\$780,000

^{UN}

Sold Date

09-Oct-25

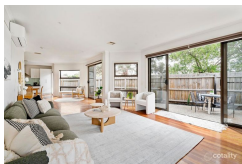
3

1

2

Distance

0.57km



4/8 ROSSHIRE ROAD NEWPORT VIC 3015

Sold Price

^{RS}

\$825,000

Sold Date

15-Nov-25

3

1

2

Distance

0.57km

RS = Recent sale

UN = Undisclosed Sale

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