

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

3/99 The Strand, Newport Vic 3015

Indicative selling price

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

Range between \$1,050,000 & \$1,120,000

Median sale price

Median price \$825,000 Property Type Unit Suburb Newport

Period - From 01/04/2025 to 31/03/2026 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 | 221 Douglas Pde NEWPORT 3015 | \$1,610,000 | 18/04/2026 |
| 2 | 6b McNeillage St SPOTSWOOD 3015 | \$1,220,000 | 09/04/2026 |
| 3 | 62A Alma Tce NEWPORT 3015 | \$1,600,000 | 21/03/2026 |

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:

27/04/2026 15:06



Property Type: Townhouse

Agent Comments

Comparable Properties



221 Douglas Pde NEWPORT 3015 (REI)

Agent Comments



Price: \$1,610,000

Method: Auction Sale

Date: 18/04/2026

Property Type: House (Res)

Land Size: 523 sqm approx



6b McNeilage St SPOTSWOOD 3015 (REI)

Agent Comments



Price: \$1,220,000

Method: Private Sale

Date: 09/04/2026

Property Type: Townhouse (Single)

Land Size: 563 sqm approx



62A Alma Tce NEWPORT 3015 (REI)

Agent Comments



Price: \$1,600,000

Method: Auction Sale

Date: 21/03/2026

Property Type: House (Res)