

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

24 STEVENS STREET PORTARLINGTON VIC 3223

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

\$995,000

&

\$1,075,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$837,500

Property type

House

Suburb

Portarlington

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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 WILLIS STREET PORTARLINGTON VIC 3223	\$1,035,000	17-Apr-25
23 FENWICK STREET PORTARLINGTON VIC 3223	\$970,000	05-Nov-25
28 HARDING STREET PORTARLINGTON VIC 3223	\$1,005,000	07-Nov-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

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sonya kurul
P 5228 0641
M 0456 751 665
E skurul@barryplant.com.au



**4 WILLIS STREET
PORTARLINGTON VIC 3223**

 4  3  6

Sold Price **\$1,035,000** Sold Date **17-Apr-25**

Distance **0.24km**



**23 FENWICK STREET
PORTARLINGTON VIC 3223**

 4  2  1

Sold Price **\$970,000** Sold Date **05-Nov-25**

Distance **0.19km**



**28 HARDING STREET
PORTARLINGTON VIC 3223**

 3  2  1

Sold Price ^{RS} **\$1,005,000** Sold Date **07-Nov-25**

Distance **0.19km**

RS = Recent sale **UN** = Undisclosed Sale

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