

## 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

40 ALBERT STREET PORT FAIRY VIC 3284

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$900,000

&

\$970,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$842,500

Property type

House

Suburb

Port Fairy

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

87 REGENT STREET PORT FAIRY VIC 3284	\$950,000	23-Jun-25
81 REGENT STREET PORT FAIRY VIC 3284	\$950,000	16-Jul-25
21 DYSON STREET PORT FAIRY VIC 3284	\$860,000	19-Sep-24

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.~~

This Statement of Information was prepared on: 25 February 2026



**87 REGENT STREET PORT FAIRY  
VIC 3284**

 3  2  2

Sold Price **\$950,000** Sold Date **23-Jun-25**

Distance **0.14km**

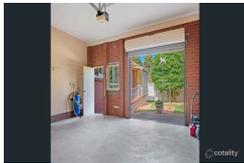


**81 REGENT STREET PORT FAIRY  
VIC 3284**

 3  2  1

Sold Price Sold Date **16-Jul-25**

Distance **0.17km**



**21 DYSON STREET PORT FAIRY VIC  
3284**

 3  2  2

Sold Price **\$860,000** Sold Date **19-Sep-24**

Distance **0.35km**

RS = Recent sale      UN = Undisclosed Sale

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