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	12 PATON STREET PORT FAIRY VIC 3284

Indicative selling price

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

Single Price	$749,990	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$835,000	Property type	House	Suburb	Port Fairy
Period-from	01 Apr 2025	to	31 Mar 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
46 ALBERT STREET PORT FAIRY VIC 3284	$780,000	30-Jan-26
34 JEHU STREET PORT FAIRY VIC 3284	$775,000	07-Mar-25
31 BADEN POWELL DRIVE PORT FAIRY VIC 3284	$760,000	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.~~

This Statement of Information was prepared on: 08 April 2026

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46 ALBERT STREET PORT FAIRY VIC 3284

3 1 1

Sold Price **$780,000** Sold Date **30-Jan-26**

Distance **0.34km**

34 JEHU STREET PORT FAIRY VIC 3284

3 2 2

Sold Price **$775,000** Sold Date **07-Mar-25**

Distance **0.76km**

31 BADEN POWELL DRIVE PORT FAIRY VIC 3284

3 2 2

Sold Price **$760,000** Sold Date **07-Nov-25**

Distance **0.4km**

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

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