

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$739,990

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$840,000

Property type

House

Suburb

Port Fairy

Period-from

01 May 2025

to

30 Apr 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

23 ALBERT STREET PORT FAIRY VIC 3284	\$742,500	14-Mar-25
31 BADEN POWELL DRIVE PORT FAIRY VIC 3284	\$760,000	07-Nov-25
6 RITCHIE COURT PORT FAIRY VIC 3284	\$720,000	19-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: 22 May 2026



**23 ALBERT STREET PORT FAIRY VIC 3284**

 3  2  3

Sold Price **\$742,500** Sold Date **14-Mar-25**

Distance **0.51km**



**31 BADEN POWELL DRIVE PORT FAIRY VIC 3284**

 3  2  2

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

Distance **0.4km**



**6 RITCHIE COURT PORT FAIRY VIC 3284**

 2  1  1

Sold Price **\$720,000** Sold Date **19-Nov-25**

Distance **0.59km**

RS = Recent sale      UN = Undisclosed Sale

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