

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

\$725,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$860,000

Property type

House

Suburb

Port Fairy

Period-from

01 Jul 2025

to

30 Jun 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: 31 July 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

0.41km

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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