

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

38 DYSON 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

\$1,100,000

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

12 BADEN POWELL DRIVE PORT FAIRY VIC 3284	\$1,195,000	10-Feb-26
18 JAMES STREET PORT FAIRY VIC 3284	\$1,225,000	31-Oct-25
23 MILLS CRESCENT PORT FAIRY VIC 3284	\$1,150,000	10-Oct-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: 06 April 2026


12 BADEN POWELL DRIVE PORT FAIRY VIC 3284

Sold Price

^{RS}
\$1,195,000

Sold Date

10-Feb-26
 4

  2

  2

Distance

0.47km

18 JAMES STREET PORT FAIRY VIC 3284

Sold Price

\$1,225,000

Sold Date

31-Oct-25
 3

  1

  1

Distance

1.1km

23 MILLS CRESCENT PORT FAIRY VIC 3284

Sold Price

\$1,150,000

Sold Date

10-Oct-25
 4

  2

  2

Distance

1.16km
RS = Recent sale

UN = Undisclosed Sale

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