



Statement of Information

**Single residential property located outside
the Melbourne metropolitan area**

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

261 HANLON PARADE PORTLAND

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

PRICE

\$850,000

Median sale price

Median price

540,000

*House

X

LAND

Suburb
or locality

PORTLAND

Period - From

23/09/24

to

23/09/25

Source

realestate.com.au

Comparable property sales

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
1	4 WHALER COURT PORTLAND	\$780,000	8/5/25
2	2/153 BENTINCK ST PORTLAND	\$780,000	15/09/25
3	341 HANLON PARADE PORTLAND	\$1,200,000	29/08/24

This Statement of Information was prepared on 23/09/2025