



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

16 BRIDGEWATER ROAD PORTLAND

Indicative selling price

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

PRICE \$225,000

Median sale price

Median price \$290,000

*House

LAND

X

Suburb
or locality

PORTLAND

Period - From 22/10/2024

to 22/10/2025

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 2 years 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	9 WILLIAM STREET PORTLAND	\$210,000	25/09/2025
2	5 ATLANTIS COURT PORTLAND	\$245,000	14/07/2025
3	190 WANNON STREET PORTLAND	\$190,000	07/07/2025

This Statement of Information was prepared on 22/10/2025