



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

22 CAVENDISH STREET PORTLAND

Indicative selling price

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

PRICE

\$1,395,000

Median sale price

Median price

\$548,000

*House

X

LAND

☐

Suburb
or locality

PORTLAND

Period - From

05/12/2024

to

05/12/2025

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	341 HANLON PARADE PORTLAND	\$1,200,000	29/08/2024
2	8 WHALER CRT PORTLAND	\$2,200,000	06/02/2024
3	2/3 LIGHTHOUSE AVENUE PORTLAND	\$795,000	28/11/2024

This Statement of Information was prepared on 5/12/2025