



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

41 CAPE NELSON RD PORTLAND

Indicative selling price

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

PRICE

\$435,000

Median sale price

Median price

\$650,000

*House

X

LAND

Suburb
or locality

PORTLAND

Period - From

31/07/2025

to

31/07/2026

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	75 SHORT ST PORTLAND	\$420,000	25/07/2025
2	54 MUST STREET PORTLAND	\$450,000	10/07/2025
3	85 MUST ST PORTLAND	\$405,000	02/04/2025

This Statement of Information was prepared on 31/07/2026