

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 or
locality and postcode

5 Murray Street, Newington Vic 3350

Indicative selling price

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

Range between \$875,000

&

\$925,000

Median sale price

Median price \$710,000

Property Type House

Suburb Newington

Period - From 01/10/2024

to

31/12/2024

Source REIV

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
1	214 Lyons St.S BALLARAT CENTRAL 3350	\$870,000	07/02/2025
2	212 Errard St.S BALLARAT CENTRAL 3350	\$860,000	07/01/2025
3	4 Murray St NEWINGTON 3350	\$870,000	29/01/2024

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:

26/03/2025 09:54



Dean Parish
0490382264
dean.parrish@fletchers.net.au

Indicative Selling Price
\$875,000 - \$925,000
Median House Price
December quarter 2024: \$710,000



Property Type: House (Res)
Land Size: 568 sqm approx
Agent Comments

Comparable Properties



214 Lyons St.S BALLARAT CENTRAL 3350 (REI)
Price: \$870,000
Method: Private Sale
Date: 07/02/2025
Property Type: House
Land Size: 508 sqm approx
Agent Comments



212 Errard St.S BALLARAT CENTRAL 3350 (REI)
Price: \$860,000
Method: Private Sale
Date: 07/01/2025
Property Type: House
Land Size: 1019 sqm approx
Agent Comments



4 Murray St NEWINGTON 3350 (REIVG)
Price: \$870,000
Method: Private Sale
Date: 29/01/2024
Property Type: House
Land Size: 574 sqm approx
Agent Comments