

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

38 Monash Street, Newstead Vic 3462

Indicative selling price

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

Single price \$598,000

Median sale price

Median price \$572,500

Property Type House

Suburb Newstead

Period - From 07/03/2024

to 06/03/2025

Source Property Data

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 eighteen 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	16 Codrington St NEWSTEAD 3462	\$550,000	12/09/2023
2			
3			

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 eighteen months.

This Statement of Information was prepared on:

07/03/2025 16:40



2 1 2

Property Type: House
Land Size: 2030 sqm approx
Agent Comments

Indicative Selling Price
\$598,000

Median House Price
07/03/2024 - 06/03/2025: \$572,500

Comparable Properties



16 Codrington St NEWSTEAD 3462 (REI/VG)

Agent Comments

3 2 2

Price: \$550,000
Method: Private Sale
Date: 12/09/2023
Property Type: House
Land Size: 1012 sqm approx

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 eighteen months.

Account - Cantwell Property Castlemaine Pty Ltd | P: 03 5472 1133 | F: 03 5472 3172