

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

14 Waller Avenue, Newington Vic 3350

Indicative selling price

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

Single price

\$549,500

Median sale price

Median price

\$640,000

Property Type

House

Suburb

Newington

Period - From

01/10/2024

to

30/09/2025

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	515 Ripon St.S REDAN 3350	\$560,000	15/11/2025
2	18 Salisbury Av NEWINGTON 3350	\$535,000	16/05/2025
3	38 Salisbury Av NEWINGTON 3350	\$545,000	26/02/2025

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:

20/11/2025 18:08



 3  1  2

Rooms: 7
Property Type: House
Land Size: 720 sqm approx
Agent Comments

Indicative Selling Price
\$549,500
Median House Price
Year ending September 2025: \$640,000

Comparable Properties



515 Ripon St.S REDAN 3350 (REI)

Agent Comments

 3  1  4

Price: \$560,000
Method: Private Sale
Date: 15/11/2025
Property Type: House
Land Size: 922 sqm approx



18 Salisbury Av NEWINGTON 3350 (REI/VG)

Agent Comments

 3  1  1

Price: \$535,000
Method: Private Sale
Date: 16/05/2025
Property Type: House
Land Size: 446 sqm approx



38 Salisbury Av NEWINGTON 3350 (REI/VG)

Agent Comments

 3  1  1

Price: \$545,000
Method: Private Sale
Date: 26/02/2025
Property Type: House
Land Size: 842 sqm approx