

# 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

15 Panmure Street, Newstead Vic 3462

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$429,000

### Median sale price

Median price

\$613,500

Property Type

House

Suburb

Newstead

Period - From

13/06/2024

to

12/06/2025

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 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 | 4 Hilliers St NEWSTEAD 3462     | \$500,000 | 18/12/2024   |
| 2 | 59 Lyons St NEWSTEAD 3462       | \$485,000 | 22/08/2024   |
| 3 | 12a Palmerston St NEWSTEAD 3462 | \$505,000 | 20/03/2024   |

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:

13/06/2025 14:38



2   
 1   
 3

**Property Type:** House  
**Land Size:** 1018 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$429,000

**Median House Price**

13/06/2024 - 12/06/2025: \$613,500

## Comparable Properties



**4 Hilliers St NEWSTEAD 3462 (VG)**

**Agent Comments**

3   
 -   
 -

**Price:** \$500,000

**Method:** Sale

**Date:** 18/12/2024

**Property Type:** House (Res)

**Land Size:** 1012 sqm approx



**59 Lyons St NEWSTEAD 3462 (REI/VG)**

**Agent Comments**

3   
 1   
 2

**Price:** \$485,000

**Method:** Private Sale

**Date:** 22/08/2024

**Property Type:** House

**Land Size:** 2021 sqm approx



**12a Palmerston St NEWSTEAD 3462 (REI/VG)**

**Agent Comments**

2   
 1   
 2

**Price:** \$505,000

**Method:** Private Sale

**Date:** 20/03/2024

**Property Type:** House

**Land Size:** 1350 sqm approx

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