

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

16 Nightingale Street, Newington Vic 3350

Indicative selling price

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

Range between

\$570,000

&

\$590,000

Median sale price

Median price

\$583,000

Property Type

House

Suburb

Newington

Period - From

21/01/2025

to

20/01/2026

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	69 Peel St.S GOLDEN POINT 3350	\$555,000	24/10/2025
2	516 Drummond St REDAN 3350	\$575,000	20/10/2025
3	311 Drummond St.S BALLARAT CENTRAL 3350	\$580,000	21/03/2025

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:

21/01/2026 09:33



Property Type: House
Land Size: 421 sqm approx
Agent Comments

Indicative Selling Price
\$570,000 - \$590,000
Median House Price
21/01/2025 - 20/01/2026: \$583,000

Comparable Properties



69 Peel St.S GOLDEN POINT 3350 (REI)

Agent Comments



Price: \$555,000
Method: Private Sale
Date: 24/10/2025
Property Type: House (Res)
Land Size: 270 sqm approx

516 Drummond St REDAN 3350 (VG)

Agent Comments



Price: \$575,000
Method: Sale
Date: 20/10/2025
Property Type: House (Res)
Land Size: 447 sqm approx



311 Drummond St.S BALLARAT CENTRAL 3350 (REI/VG)

Agent Comments



Price: \$580,000
Method: Private Sale
Date: 21/03/2025
Property Type: House
Land Size: 623 sqm approx