

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 and
postcode

17 SHOREWARD AVENUE NEWLANDS ARM VIC 3875

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$939,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,250

Property type

House

Suburb

Newlands Arm

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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

2 VILLAGE FAIR DRIVE NEWLANDS ARM VIC 3875	\$1,100,000	20-Apr-23
21 SIMPSONS DRIVE NEWLANDS ARM VIC 3875	\$1,027,500	01-May-24
45 EAGLE BAY TERRACE PAYNESVILLE VIC 3880	\$945,000	11-Feb-23

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: 08 October 2025

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**2 VILLAGE FAIR DRIVE
NEWLANDS ARM VIC 3875**

 4  2  4

Sold Price **\$1,100,000** Sold Date **20-Apr-23**

Distance **1.13km**



**21 SIMPSONS DRIVE NEWLANDS
ARM VIC 3875**

 3  2  -

Sold Price **\$1,027,500** Sold Date **01-May-24**

Distance **1.43km**



**45 EAGLE BAY TERRACE
PAYNESVILLE VIC 3880**

 3  2  2

Sold Price **\$945,000** Sold Date **11-Feb-23**

Distance **2.87km**

RS = Recent sale

UN = Undisclosed Sale

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