

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

26 HILLIERS STREET NEWSTEAD VIC 3462

Indicative selling price

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

Single Price

or range
between

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Other

Suburb

Newstead

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

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

32 MONASH STREET NEWSTEAD VIC 3462	\$540,000	25-Jan-24
15 WHEELER STREET CASTLEMAINE VIC 3450	\$550,000	11-Nov-24
32 MORRIS STREET MALDON VIC 3463	\$412,500	12-Sep-24

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: 10 February 2025



**32 MONASH STREET NEWSTEAD
VIC 3462**

2 1 2

Sold Price **\$540,000** Sold Date **25-Jan-24**

Distance **0.88km**



**15 WHEELER STREET
CASTLEMAINE VIC 3450**

3 1 1

Sold Price **\$550,000** Sold Date **11-Nov-24**

Distance **14.36km**



**32 MORRIS STREET MALDON VIC
3463**

3 1 -

Sold Price **\$412,500** Sold Date **12-Sep-24**

Distance **13.25km**

RS = Recent sale **UN** = Undisclosed Sale

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