## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

| Address               | 28 Phillip Island Road, Newhaven Vic 3925 |
|-----------------------|---|
| Including suburb or   | , - , - , - , - , - , - , - , - , - , -   |
| locality and postcode |   |
|                       |   |
|                       |   |

#### Indicative selling price

Property offered for sale

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

Single price \$790,000

### Median sale price

| Median price  | \$850,000  | Pro | perty Type | House |        | Suburb   | Newhaven |
|---------------|------------|-----|------------|-------|--------|----------|----------|
| Period - From | 10/11/2024 | to  | 09/11/2025 |       | 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 eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Add | dress of comparable property       | Price     | Date of sale |
|-----|------------------------------------|-----------|--------------|
| 1   | 40 Phillip Island Rd NEWHAVEN 3925 | \$781,000 | 05/08/2024   |
| 2   |                                    |           |              |
| 3   |                                    |           |              |

#### 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 eighteen months.

| This Statement of Information was prepared on: | 10/11/2025 11:48 |
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