Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered	d for sale							
Adding subur locality and post	urb or	3 Codrington Street, Newstead Vic 3462						
Indicative sellin	g price							
For the meaning o	of this price see	e consumer.vic.	gov.au/underqu	oting				
Single price	\$749,000							
Median sale pri	се							
Median price \$	552,500	Property Typ	e House		Suburb	Newstead		
Period - From 1	5/12/2024	to 14/12/20	25 S	Source	Property	/ Data		
Comparable pro	operty sales	(*Delete A or	B below as a	oplicab	ole)			
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.								
Address of comparable property						rice	Date of sale	
1								
2								
3								
OR								
		•	tive reasonably tres of the prope				•	
This Statement of Information was prepared on:					on:	15/12/2025 14:46		









Property Type: House **Land Size:** 1183 sqm approx

Agent Comments

Indicative Selling Price \$749,000 Median House Price 15/12/2024 - 14/12/2025: \$552,500

Comparable Properties

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.

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



