

## 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

31 ANDREW STREET NEWCOMB VIC 3219

### Indicative selling price

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

Single Price

or range  
between

\$575,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$566,000

Property type

House

Suburb

Newcomb

Period-from

01 Mar 2024

to

28 Feb 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

51 WILSONS ROAD NEWCOMB VIC 3219	\$575,000	23-Oct-24
47 MERCURY CRESCENT NEWCOMB VIC 3219	\$615,000	31-Aug-24
11 POPLAR STREET NEWCOMB VIC 3219	\$625,000	15-Nov-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: 20 March 2025



**51 WILSONS ROAD NEWCOMB VIC 3219**

Sold Price

**\$575,000**

Sold Date

**23-Oct-24**

 3

 1

 1

Distance

**0.39km**



**47 MERCURY CRESCENT  
NEWCOMB VIC 3219**

Sold Price

**\$615,000**

Sold Date

**31-Aug-24**

 3

 1

 2

Distance

**0.28km**



**11 POPLAR STREET NEWCOMB VIC 3219**

Sold Price

**\$625,000**

Sold Date

**15-Nov-24**

 3

 1

 1

Distance

**0.6km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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