

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

32 SHANAHAN PARADE NEWBOROUGH VIC 3825

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

\$490,000

&

\$539,000

Median sale price

(\*Delete house or unit as applicable)

Median Price

\$448,000

Property type

House

Suburb

Newborough

Period-from

01 Sep 2024

to

31 Aug 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

105 TORRES STREET NEWBOROUGH VIC 3825	\$500,000	04-Jun-25
45 SOUTHWELL AVENUE NEWBOROUGH VIC 3825	\$490,000	21-Feb-25
29 RETFORD STREET NEWBOROUGH VIC 3825	\$490,000	12-Jun-25

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.~~

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105 TORRES STREET  
NEWBOROUGH VIC 3825

3 1 3

Sold Price **\$500,000** Sold Date **04-Jun-25**

Distance **1.11km**



45 SOUTHWELL AVENUE  
NEWBOROUGH VIC 3825

3 1 2

Sold Price **\$490,000** Sold Date **21-Feb-25**

Distance **1.3km**



29 RETFORD STREET  
NEWBOROUGH VIC 3825

3 1 2

Sold Price Sold Date **12-Jun-25**

Distance **1.79km**

RS = Recent sale      UN = Undisclosed Sale

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