

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

4 CASPIAN COURT NEWBOROUGH VIC 3825

Indicative selling price

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

Single Price

\$619,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$441,500

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

4 RAFTER COURT MOE VIC 3825	\$630,000	08-Jul-25
21 HARRISON BOULEVARD NEWBOROUGH VIC 3825	\$615,000	18-Dec-24
12 HAYES ROAD NEWBOROUGH VIC 3825	\$599,999	13-Dec-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: 02 September 2025



4 RAFTER COURT MOE VIC 3825

Sold Price

\$630,000

Sold Date

08-Jul-25

4 2 4

Distance

4.45km



21 HARRISON BOULEVARD NEWBOROUGH VIC 3825

Sold Price

\$615,000

Sold Date

18-Dec-24

3 2 2

Distance

1.24km



12 HAYES ROAD NEWBOROUGH VIC 3825

Sold Price

\$599,999

Sold Date

13-Dec-24

4 2 2

Distance

0.17km

RS = Recent sale

UN = Undisclosed Sale

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