

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

41 SANDRINGHAM PARADE NEWTOWN VIC 3220

Indicative selling price

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

| | | | | | |
|--------------|--|---------------------|-----------|---|-----------|
| Single Price | | or range between | \$940,000 | & | \$990,000 |
|--------------|--|---------------------|-----------|---|-----------|

Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|--------------|-------------|---------------|-------------|--------|----------|
| Median Price | \$1,077,000 | Property type | House | Suburb | Newtown |
| Period-from | 01 Feb 2025 | to | 31 Jan 2026 | 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 |
|-----------------------------------|-----------|--------------|
| 135 SKENE STREET NEWTOWN VIC 3220 | \$985,000 | 03-Nov-25 |
| 6 SHELLEY AVENUE NEWTOWN VIC 3220 | \$995,000 | 17-Oct-25 |
| 43 READ STREET NEWTOWN VIC 3220 | \$996,000 | 24-Nov-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.

This Statement of Information was prepared on: 04 February 2026

**135 SKENE STREET NEWTOWN VIC 3220****\$985,000** Sold Date **03-Nov-25**

4 2 1

Distance **1.67km****6 SHELLEY AVENUE NEWTOWN VIC 3220**

Sold Price

\$995,000 Sold Date **17-Oct-25**

3 2 2

Distance **1.79km****43 READ STREET NEWTOWN VIC 3220**

Sold Price

\$996,000 Sold Date **24-Nov-25**

3 2 2

Distance **1.95km****RS** = Recent sale**UN** = Undisclosed Sale**DISCLAIMER** The Cotality Data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

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