

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 or
locality and postcode

77 Sheltons Road, Newham Vic 3442

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$1,950,000

Median sale price*

Median price

Property Type

Suburb

Period - From

to

Source

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
1	254 Forest Rd NEWHAM 3442	\$2,500,000	24/06/2025
2	24 Egans La NEWHAM 3442	\$2,450,000	20/11/2024
3	57 Wisemans La NEWHAM 3442	\$2,100,000	29/10/2024

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:

17/11/2025 10:30AM

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



 3
  2
 

Rooms: 8
Property Type: House (Rur)
Land Size: 42 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,200,000
No median price available

Comparable Properties



254 Forest Rd NEWHAM 3442 (REI)

Agent Comments

 3
  2
  4

Price: \$2,500,000
Method: Private Sale
Date: 24/06/2025
Property Type: House
Land Size: 326200 sqm approx



24 Egans La NEWHAM 3442 (REI)

Agent Comments

 3
  1
  2

Price: \$2,450,000
Method: Private Sale
Date: 20/11/2024
Property Type: House
Land Size: 760809.68 sqm approx



57 Wisemans La NEWHAM 3442 (REI)

Agent Comments

 4
  2
  2

Price: \$2,100,000
Method: Private Sale
Date: 29/10/2024
Property Type: House
Land Size: 200000 sqm approx

Account - Keatings Woodend | P: 03 5427 2999 | F: 03 5427 1611