

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

8 NEWMAN PLACE WINCHELSEA VIC 3241

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

\$689,000

&

\$729,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

House

Suburb

Winchelsea

Period-from

01 Jun 2024

to

31 May 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

41 AUSTIN STREET WINCHELSEA VIC 3241	\$650,000	07-May-25
9 BARKLY STREET WINCHELSEA VIC 3241	\$650,000	17-Feb-25
3 WILTSHIRE RISE WINCHELSEA VIC 3241	\$686,432	25-Mar-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: 03 June 2025



**41 AUSTIN STREET WINCHELSEA
VIC 3241**

 3  2  2

Sold Price

^{RS}

\$650,000

Sold Date

07-May-25

Distance

0.42km



**9 BARKLY STREET WINCHELSEA
VIC 3241**

 2  2  4

Sold Price

\$650,000

Sold Date

17-Feb-25

Distance

0.8km



**3 WILTSHIRE RISE WINCHELSEA
VIC 3241**

 4  2  2

Sold Price

\$686,432

Sold Date

25-Mar-25

Distance

0.84km

RS = Recent sale

UN = Undisclosed Sale

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