

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

CA 3, 69A Lyons St, Newstead Vic 3462

Indicative selling price

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

Single price \$185,000

Median sale price

Median price \$242,500

Property Type Vacant land

Suburb Newstead

Period - From 26/03/2025

to 25/03/2026

Source Property Data

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	2 Hilliers St NEWSTEAD 3462	\$225,000	07/01/2026
2	5 Church St NEWSTEAD 3462	\$200,000	12/06/2025
3	33A Wyndham St NEWSTEAD 3462	\$220,000	02/05/2025

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:

26/03/2026 09:41



Property Type: Land
Land Size: 2034 sqm approx
Agent Comments

Indicative Selling Price
\$185,000
Median Land Price
26/03/2025 - 25/03/2026: \$242,500

Comparable Properties



2 Hilliers St NEWSTEAD 3462 (REI/VG)

Agent Comments



Price: \$225,000
Method: Private Sale
Date: 07/01/2026
Property Type: Land
Land Size: 1239 sqm approx



5 Church St NEWSTEAD 3462 (REI/VG)

Agent Comments



Price: \$200,000
Method: Private Sale
Date: 12/06/2025
Property Type: Land
Land Size: 2025 sqm approx



33A Wyndham St NEWSTEAD 3462 (REI/VG)

Agent Comments



Price: \$220,000
Method: Private Sale
Date: 02/05/2025
Property Type: Land
Land Size: 1233 sqm approx