3/6 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	35 Colwells Road, Newham, 3442

Indicative selling price

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

$1,295,000	or range between		&	

Median sale price

Median price	$1,360,000	Property type	House	Suburb	Newham
Period - From	March 2024	to	March 2025	Source	Pricefinder

Comparable property sales

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: 29th April 2025