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	59 CORINS CRESCENT NEWLANDS ARM VIC 3875

Indicative selling price

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

Single Price	$1,100,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$553,750	Property type	House	Suburb	Newlands Arm
Period-from	01 Jan 2025	to	31 Dec 2025	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
39 CORINS CRESCENT NEWLANDS ARM VIC 3875	$1,095,000	17-Dec-25
14 HARRYS LANE EAGLE POINT VIC 3878	$1,140,000	24-Dec-25
4 LAKE SHORE DRIVE NEWLANDS ARM VIC 3875	$1,150,000	02-Apr-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: 15 January 2026

OBrien Real Estate

Sean Sabell
P 03 5153 2929
M 0437 898 426
E sean.sabell@obrienrealestate.com.au



39 CORINS CRESCENT NEWLANDS ARM VIC 3875

3 2 2

Sold Price RS **$1,095,000** Sold Date **17-Dec-25**

Distance **0.24km**



14 HARRYS LANE EAGLE POINT VIC 3878

3 2 5

Sold Price RS **$1,140,000** Sold Date **24-Dec-25**

Distance **3.64km**



4 LAKE SHORE DRIVE NEWLANDS ARM VIC 3875

4 2 3

Sold Price **$1,150,000** Sold Date **02-Apr-25**

Distance **2.74km**

RS = Recent sale **UN** = Undisclosed Sale

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