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<br>Including suburb or locality and postcode | 47 Durham Street, Newington Vic 3350 |

## Indicative selling price

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

Range between $930,000 & $990,000

## Median sale price

Median price $615,500 Property Type House Suburb Newington

Period - From 01/01/2025 to 31/12/2025 Source REIV

## 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 | 7 Drysdale Ct ALFREDTON 3350 | $975,000 | 09/12/2025 |
| 2 | 19 Queen Victoria St NEWINGTON 3350 | $1,020,000 | 13/11/2025 |
| 3 | 1 Kent St BALLARAT CENTRAL 3350 | $935,000 | 22/08/2025 |

**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: 20/01/2026 15:51

# 47 Durham Street, Newington Vic 3350

JellisCraig



3 2 2

**Property Type:** House
**Land Size:** 502 sqm approx

Agent Comments

**Indicative Selling Price**
$930,000 - $990,000
**Median House Price**
Year ending December 2025: $615,500

## Comparable Properties



### 7 Drysdale Ct ALFREDTON 3350 (REI)

4 2 3

**Price:** $975,000
**Method:** Private Sale
**Date:** 09/12/2025
**Property Type:** House
**Land Size:** 913 sqm approx

Agent Comments



### 19 Queen Victoria St NEWINGTON 3350 (REI/VG)

4 2 2

**Price:** $1,020,000
**Method:** Private Sale
**Date:** 13/11/2025
**Rooms:** 8
**Property Type:** House (Res)
**Land Size:** 1040 sqm approx

Agent Comments



### 1 Kent St BALLARAT CENTRAL 3350 (REI/VG)

5 3 2

**Price:** $935,000
**Method:** Private Sale
**Date:** 22/08/2025
**Property Type:** House (Res)
**Land Size:** 562 sqm approx

Agent Comments

**Account** - Jellis Craig | P: 03 5329 2500 | F: 03 5329 2555

REIV THE DIFFERENCE

propertydata .com.au

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