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	170 West Fyans Street, Newtown VIC 3220

Indicative selling price

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

Range between $840,000 & $900,000

Median sale price

Median price $1,076,000 Property Type House Suburb Newtown

Period - From 17/08/2025 to 15/02/2026 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 eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
6 Ardlui Drive Newtown VIC 3220	$925,000	05/02/2026
30 Roebuck Street Newtown VIC 3220	$925,000	20/09/2025
143 Aberdeen Street Newtown VIC 3220	$935,000	25/10/2025

This Statement of Information was prepared on: 17/02/2026