# Statement of Information
# Single residential property located in the Melbourne metropolitan area

**Section 47AF of the Estate Agents Act 1980**

## Property offered for sale

| | |
|---|---|
| Address<br>Including suburb and postcode | 196 West Fyans Street, Newtown VIC 3220 |

## Indicative selling price

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

Range between $1,190,000 & $1,290,000

## Median sale price

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

Period - From 13/08/2025 to 12/02/2026 Source Cotality™

## Comparable property sales (*Delete A or B below as applicable)

**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

| Address of comparable property | Price | Date of sale |
|---|---|---|
| 38 Queens Park Road Newtown VIC 3220 | $1,220,000 | 23/09/2025 |
| | | |
| | | |

This Statement of Information was prepared on: 13/02/2026