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	363 Shannon Avenue, Newtown VIC 3220

Indicative selling price

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

Range between $1,260,000 & $1,360,000

Median sale price

Median price $1,082,500 Property Type House Suburb Newtown

Period - From 24/09/2025 to 23/03/2026 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 five kilometres of the property for sale in the last eighteen months.

Address of comparable property	Price	Date of sale
56 Clarke Street, Newtown VIC 3220	$1,300,000	27/02/2026
42 Roebuck Street, Newtown VIC 3220	$1,375,000	21/01/2026

This Statement of Information was prepared on: 24/03/2026