

# 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 47 Waller Avenue, Newington Vic 3350  
Including suburb or locality and postcode

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,240,000 & \$1,285,000

### Median sale price

Median price \$600,000 Property Type House Suburb Newington

Period - From 22/04/2025 to 21/04/2026 Source Property Data

### 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 agent's representative considers to be most comparable to the property for sale.~~

	Address of comparable property	Price	Date of sale
1	1112 DANA St BALLARAT CENTRAL 3350	\$1,300,000	23/02/2026
2	18a Queen Victoria St NEWINGTON 3350	\$1,280,000	10/12/2025
3			

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 eighteen months.

This Statement of Information was prepared on: 22/04/2026 19:36



**Rooms:** 7  
**Property Type:** House  
**Land Size:** 636 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,240,000 - \$1,285,000  
**Median House Price**  
 22/04/2025 - 21/04/2026: \$600,000

## Comparable Properties



**1112 DANA St BALLARAT CENTRAL 3350 (REI/VG)**

Agent Comments



**Price:** \$1,300,000  
**Method:** Private Sale  
**Date:** 23/02/2026  
**Property Type:** House  
**Land Size:** 477 sqm approx



**18a Queen Victoria St NEWINGTON 3350 (REI/VG)**

Agent Comments



**Price:** \$1,280,000  
**Method:** Private Sale  
**Date:** 10/12/2025  
**Property Type:** House (Res)  
**Land Size:** 477 sqm approx

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.

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