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	16 Ferry Grove, Newcomb VIC 3219

Indicative selling price

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

Range between $600,000 & $650,000

Median sale price

Median price $605,750 Property Type House Suburb Newcomb

Period - From 11/12/2025 to 10/06/2026 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
22 Charlotte Avenue Newcomb VIC 3219	$615,000	27/02/2026
94 Wilsons Road Newcomb VIC 3219	$650,000	29/01/2026
1 Venus Court Newcomb VIC 3219	$638,000	16/04/2026

This Statement of Information was prepared on: 12/06/2026