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 or locality and postcode	1143 Eyre Street, Newington Vic 3350

Indicative selling price

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

Range between $630,000 & $670,000

Median sale price

Median price $605,000 Property Type House Suburb Newington

Period - From 30/07/2025 to 29/07/2026 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	422 Pleasant St.S NEWINGTON 3350	$639,950	03/06/2026
2	411 Russell St NEWINGTON 3350	$650,000	13/05/2026
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: 30/07/2026 11:09

JellisCraig



4 1 2

Property Type: House
Land Size: 529 sqm approx

Agent Comments

Indicative Selling Price
$630,000 - $670,000
Median House Price
30/07/2025 - 29/07/2026: $605,000

Comparable Properties



422 Pleasant St.S NEWINGTON 3350 (REI)

3 1 1

Price: $639,950
Method: Private Sale
Date: 03/06/2026
Property Type: House
Land Size: 559 sqm approx

Agent Comments



411 Russell St NEWINGTON 3350 (REI/VG)

3 1 2

Price: $650,000
Method: Private Sale
Date: 13/05/2026
Rooms: 5
Property Type: House (Res)
Land Size: 669 sqm approx

Agent Comments

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.

Account - Jellis Craig | P: 03 5329 2500 | F: 03 5329 2555

REIV THE DIFFERENCE

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