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	61 George Street, Newtown VIC 3220

Indicative selling price

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

Range between $995,000 & $1,075,000

Median sale price

Median price $1,200,000 Property Type House Suburb Newtown

Period - From 07/09/2024 to 06/03/2025 Source core_logic

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
40 Nicholas Street Newtown VIC 3220	$1,040,000	06/11/2024
2 Lumb Place Rippleside VIC 3215	$1,050,000	24/10/2024
205 Autumn Street Geelong West VIC 3218	$1,020,000	17/10/2024

This Statement of Information was prepared on: 07/03/2025