Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	6 The Lairds Way, Newtown VIC 3220

Indicative selling price

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

Range between $1,595,000 & $1,695,000

Median sale price

Median price $1,195,000 Property Type House Suburb Newtown

Period - From 05/08/2024 to 04/02/2025 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 of the 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
36 Bostock Avenue Manifold Heights VIC 3218	$1,685,000	20/11/2024
324 Autumn Street Herne Hill VIC 3218	$1,675,000	12/11/2024
2 Julian Street Newtown VIC 3220	$1,680,000	19/11/2024

This Statement of Information was prepared on: 05/02/2025