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	3 Fuchsia Court, Newcomb Vic 3219

Indicative selling price

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

Range between $649,000 & $679,000

Median sale price

Median price $535,000 Property Type House Suburb Newcomb

Period - From 01/01/2025 to 31/03/2025 Source REIV

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 18 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	14 Werner Av MARSHALL 3216	$665,000	03/02/2025
2	42 Paratone Cr ST ALBANS PARK 3219	$655,000	30/10/2024
3	29 Badminton Ct MARSHALL 3216	$660,000	01/10/2024

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 18 months.~~

This Statement of Information was prepared on: 28/04/2025 16:39

3 Fuchsia Court, Newcomb Vic 3219



4 2 4

Property Type: House
Land Size: 599 sqm approx

Agent Comments

Indicative Selling Price
$649,000 - $679,000
Median House Price
March quarter 2025: $535,000

Comparable Properties



14 Werner Av MARSHALL 3216 (REI/VG)

4 2 2

Price: $665,000
Method: Private Sale
Date: 03/02/2025
Property Type: House
Land Size: 484 sqm approx

Agent Comments

42 Paratone Cr ST ALBANS PARK 3219 (VG)

4 - -

Price: $655,000
Method: Sale
Date: 30/10/2024
Property Type: House (Res)
Land Size: 703 sqm approx

Agent Comments



29 Badminton Ct MARSHALL 3216 (REI/VG)

4 2 2

Price: $660,000
Method: Private Sale
Date: 01/10/2024
Property Type: House (Res)
Land Size: 452 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 5222 7325

REIV THE DIFFERENCE | propertydata.com.au

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