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	1/9-11 Helms Street, Newcomb VIC 3219

Indicative selling price

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

Range between $540,000 & $580,000

Median sale price

Median price $472,500 Property Type Unit Suburb Newcomb

Period - From 01/10/2024 to 30/03/2025 Source core_logic

Comparable property sales (*Delete A or B below as applicable)

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.

Address of comparable property	Price	Date of sale
6/9-11 Helms Street Newcomb VIC 3219	$542,000	03/03/2025
6 Helms Street Newcomb VIC 3219	$620,000	06/03/2025

This Statement of Information was prepared on: 31/03/2025