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	4 Nightingale Street, Newington Vic 3350

Indicative selling price

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

Range between $470,000 & $495,000

Median sale price

Median price $590,000 Property Type House Suburb Newington

Period - From 01/01/2024 to 31/12/2024 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	303a Skipton St BALLARAT CENTRAL 3350	$490,000	11/02/2025
2	813 Dana St BALLARAT CENTRAL 3350	$500,000	10/12/2024
3	402 Darling St REDAN 3350	$500,000	27/11/2024

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: 03/04/2025 09:02

4 Nightingale Street, Newington Vic 3350



3 1 1

Property Type: House
Land Size: 451 sqm approx

Agent Comments

Indicative Selling Price
$470,000 - $495,000
Median House Price
Year ending December 2024: $590,000

Comparable Properties



303a Skipton St BALLARAT CENTRAL 3350 (REI)

3 1 1

Price: $490,000
Method: Private Sale
Date: 11/02/2025
Property Type: House
Land Size: 393 sqm approx

Agent Comments



813 Dana St BALLARAT CENTRAL 3350 (REI/VG)

3 1 2

Price: $500,000
Method: Private Sale
Date: 10/12/2024
Property Type: House
Land Size: 448 sqm approx

Agent Comments



402 Darling St REDAN 3350 (REI/VG)

3 1 1

Price: $500,000
Method: Private Sale
Date: 27/11/2024
Property Type: House
Land Size: 568 sqm approx

Agent Comments

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

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