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	18 Salisbury Avenue, Newington Vic 3350

Indicative selling price

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

Single price $535,000

Median sale price

Median price $605,500 Property Type House Suburb Newington

Period - From 01/04/2024 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 Inkerman St NEWINGTON 3350	$545,000	19/03/2025
2	38 Salisbury Av NEWINGTON 3350	$545,000	26/02/2025
3	805 Urquhart St BALLARAT CENTRAL 3350	$525,000	08/05/2024

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: 08/04/2025 20:54

18 Salisbury Avenue, Newington Vic 3350

Vicky Vermeend
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0439 965 311
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3 1 1

Property Type: House
Land Size: 445 sqm approx

Agent Comments

Indicative Selling Price
$535,000
Median House Price
Year ending March 2025: $605,500

Comparable Properties



14 Inkerman St NEWINGTON 3350 (REI)

3 1 3

Price: $545,000
Method: Private Sale
Date: 19/03/2025
Property Type: House
Land Size: 468 sqm approx

Agent Comments



38 Salisbury Av NEWINGTON 3350 (REI/VG)

3 1 1

Price: $545,000
Method: Private Sale
Date: 26/02/2025
Property Type: House
Land Size: 842 sqm approx

Agent Comments



805 Urquhart St BALLARAT CENTRAL 3350 (REI/VG)

3 1 1

Price: $525,000
Method: Private Sale
Date: 08/05/2024
Property Type: House
Land Size: 301 sqm approx

Agent Comments

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