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	10 Stewart Street, Newington Vic 3350

Indicative selling price

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

Range between $475,000 & $495,000

Median sale price

Median price $710,000 Property Type House Suburb Newington

Period - From 01/10/2024 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	15 Stewart St NEWINGTON 3350	$465,000	14/12/2024
2	1 Stewart St NEWINGTON 3350	$505,000	24/10/2024
3	14 Stewart St NEWINGTON 3350	$530,000	25/06/2024

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: 18/03/2025 09:39

10 Stewart Street, Newington Vic 3350



3 1 1

Property Type: House
Land Size: 410 sqm approx

Agent Comments

Indicative Selling Price
$475,000 - $495,000
Median House Price
December quarter 2024: $710,000

Comparable Properties



15 Stewart St NEWINGTON 3350 (REI/VG)

2 1 2

Price: $465,000
Method: Auction Sale
Date: 14/12/2024
Property Type: House (Res)
Land Size: 708 sqm approx

Agent Comments



1 Stewart St NEWINGTON 3350 (REI/VG)

3 1 2

Price: $505,000
Method: Private Sale
Date: 24/10/2024
Property Type: House (Res)
Land Size: 558 sqm approx

Agent Comments



14 Stewart St NEWINGTON 3350 (REI/VG)

3 1 1

Price: $530,000
Method: Private Sale
Date: 25/06/2024
Property Type: House
Land Size: 390 sqm approx

Agent Comments

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

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