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	5 Murray Street, Newington Vic 3350

Indicative selling price

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

Range between $850,000 & $875,000

Median sale price

Median price $611,000 Property Type House Suburb Newington

Period - From 19/05/2024 to 18/05/2025 Source Property Data

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	3 Murray St NEWINGTON 3350	$865,000	02/04/2025
2	11 Church St BALLARAT CENTRAL 3350	$920,000	04/03/2025
3	4 Murray St NEWINGTON 3350	$870,000	29/01/2024

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: 19/05/2025 16:30

5 Murray Street, Newington Vic 3350

Dean Parish
0490382264
dean.parish@fletchers.net.au



3 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$850,000 - $875,000
Median House Price
19/05/2024 - 18/05/2025: $611,000

Comparable Properties



3 Murray St NEWINGTON 3350 (REI)

3 2 2

Price: $865,000
Method: Private Sale
Date: 02/04/2025
Property Type: House
Land Size: 518 sqm approx

Agent Comments



11 Church St BALLARAT CENTRAL 3350 (REI)

3 2 2

Price: $920,000
Method: Private Sale
Date: 04/03/2025
Property Type: House
Land Size: 490 sqm approx

Agent Comments



4 Murray St NEWINGTON 3350 (REI/VG)

3 2 2

Price: $870,000
Method: Private Sale
Date: 29/01/2024
Property Type: House
Land Size: 574 sqm approx

Agent Comments

Account - Fletchers | P: 03 5333 4797

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