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	71 Saffron Street, Newtown VIC 3220

Indicative selling price

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

Range between $775,000 & $825,000

Median sale price

Median price $1,100,000 Property Type House Suburb Newtown

Period - From 20/02/2025 to 19/08/2025 Source price_finder

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 eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
24 Catherine Street Geelong West VIC	$816,000	29/03/2025
57a French Street Geelong West VIC	$820,000	21/03/2025
37 Lupton Street Geelong West VIC	$790,000	12/06/2025

This Statement of Information was prepared on: 20/08/2025