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	2/111 Wilsons Road, Newcomb VIC 3219

Indicative selling price

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

Range between $349,000 & $379,000

Median sale price

Median price $479,500 Property Type Unit Suburb Newcomb

Period - From 06/02/2025 to 05/08/2025 Source core_logic

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
4/53 Regent Street Whittington VIC 3219	$379,000	26/07/2025
5/214-216 Wilsons Road Whittington VIC 3219	$370,000	02/05/2025
1/2-4 Cernan Court Whittington VIC 3219	$370,000	27/04/2025

This Statement of Information was prepared on: 06/08/2025