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	1 Braches Lane, Newington Vic 3350

Indicative selling price

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

Range between $1,190,000 & $1,230,000

Median sale price

Median price $642,500 Property Type House Suburb Newington

Period - From 28/08/2024 to 27/08/2025 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	21a Grove St LAKE WENDOUREE 3350	$1,300,000	09/04/2025
2	6 St Leger Cl NEWINGTON 3350	$1,200,000	02/12/2024
3	17 St Leger Cl NEWINGTON 3350	$1,230,000	23/11/2024

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: 28/08/2025 09:02

1 Braches Lane, Newington Vic 3350

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4 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$1,190,000 - $1,230,000
Median House Price
28/08/2024 - 27/08/2025: $642,500

Comparable Properties



21a Grove St LAKE WENDOUREE 3350 (REI/VG)

4 2 2

Price: $1,300,000
Method: Private Sale
Date: 09/04/2025
Property Type: House
Land Size: 352 sqm approx

Agent Comments



6 St Leger Cl NEWINGTON 3350 (REI/VG)

4 2 2

Price: $1,200,000
Method: Private Sale
Date: 02/12/2024
Property Type: House
Land Size: 700 sqm approx

Agent Comments



17 St Leger Cl NEWINGTON 3350 (REI/VG)

4 2 2

Price: $1,230,000
Method: Private Sale
Date: 23/11/2024
Property Type: House
Land Size: 720 sqm approx

Agent Comments

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