Statement of Information
Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	1/6 Drysdale Avenue, Newcomb VIC 3219

Indicative selling price

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

Range between $499,000 & $545,000

Median sale price

Median price $560,500 Property Type Other Suburb Newcomb

Period - From 08/03/2025 to 07/09/2025 Source Cotality™

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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
5/6 Drysdale Avenue Newcomb VIC 3219	$540,000	26/08/2025
2/42 Wilsons Road Newcomb VIC 3219	$500,000	18/08/2025
3/21-23 Helmer Crescent Thomson VIC 3219	$517,500	24/03/2025

This Statement of Information was prepared on: 08/09/2025