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	1/7 Helms Street, Newcomb VIC 3219

Indicative selling price

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

Range between $579,000 & $629,000

Median sale price

Median price $485,000 Property Type Unit Suburb Newcomb

Period - From 24/03/2025 to 23/09/2025 Source Cotality™

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
1/17 Lancaster Avenue Newcomb VIC 3219	$570,000	09/05/2025
1/9-11 Helms Street Newcomb VIC 3219	$559,000	13/05/2025
3/27 Barnfather Street Thomson VIC 3219	$580,000	25/07/2025

This Statement of Information was prepared on: 24/09/2025