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	38 CLARKE STREET NEWTOWN VIC 3220

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$2,200,000	&	$2,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,085,000	Property type	House	Suburb	Newtown
Period-from	01 Nov 2024	to	31 Oct 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 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
6 WINDMILL STREET NEWTOWN VIC 3220	$2,255,000	17-Oct-25
7 TALBOT STREET NEWTOWN VIC 3220	$2,360,000	28-Jul-25
241 NOBLE STREET NEWTOWN VIC 3220	$2,410,000	15-Aug-25

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: 11 November 2025

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6 WINDMILL STREET NEWTOWN VIC 3220

4 2 2

Sold Price RS $2,255,000 Sold Date 17-Oct-25

Distance 1.98km



7 TALBOT STREET NEWTOWN VIC 3220

4 2 3

Sold Price $2,360,000 Sold Date 28-Jul-25

Distance 0.74km



241 NOBLE STREET NEWTOWN VIC 3220

4 3 3

Sold Price $2,410,000 Sold Date 15-Aug-25

Distance 1.84km

RS = Recent sale **UN** = Undisclosed Sale

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