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	6 Nightingale Street, Newington Vic 3350

Indicative selling price

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

Range between $530,000 & $570,000

Median sale price

Median price $640,000 Property Type House Suburb Newington

Period - From 01/10/2024 to 30/09/2025 Source REIV

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	429 Armstrong St.S BALLARAT CENTRAL 3350	$550,000	12/08/2025
2	6 Winter St NEWINGTON 3350	$580,000	07/08/2025
3	20 Queen Victoria St NEWINGTON 3350	$575,000	06/08/2025

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: 09/11/2025 12:02

6 Nightingale Street, Newington Vic 3350

JellisCraig

Vicky Vermeend
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3 1 2

Property Type: House

Agent Comments

Indicative Selling Price
$530,000 - $570,000
Median House Price
Year ending September 2025: $640,000

Comparable Properties



429 Armstrong St.S BALLARAT CENTRAL 3350 (REI)

2 1 2

Price: $550,000
Method: Private Sale
Date: 12/08/2025
Property Type: House
Land Size: 441 sqm approx

Agent Comments



6 Winter St NEWINGTON 3350 (REI/VG)

3 2 2

Price: $580,000
Method: Private Sale
Date: 07/08/2025
Property Type: House
Land Size: 668 sqm approx

Agent Comments



20 Queen Victoria St NEWINGTON 3350 (VG)

2 - -

Price: $575,000
Method: Sale
Date: 06/08/2025
Property Type: House (Res)
Land Size: 520 sqm approx

Agent Comments

REIV THE DIFFERENCE

propertydata.com.au

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