

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 Monash Street, Newstead Vic 3462

Indicative selling price

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

Single price \$510,000

Median sale price

Median price \$547,500

Property Type House

Suburb Newstead

Period - From 01/10/2024

to 30/09/2025

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	5 Tivey St NEWSTEAD 3462	\$525,000	29/09/2025
2	26 Hilliers St NEWSTEAD 3462	\$490,000	25/09/2025
3	4 Hilliers St NEWSTEAD 3462	\$500,000	18/12/2024

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:

01/10/2025 13:32



Property Type: Land
Agent Comments

Indicative Selling Price
\$51,000
Median House Price
01/10/2024 - 30/09/2025: \$547,500

Comparable Properties



5 Tivey St NEWSTEAD 3462 (REI)

Agent Comments



Price: \$525,000
Method: Private Sale
Date: 29/09/2025
Property Type: House
Land Size: 2028 sqm approx



26 Hilliers St NEWSTEAD 3462 (REI/VG)

Agent Comments



Price: \$490,000
Method: Private Sale
Date: 25/09/2025
Property Type: House
Land Size: 2026 sqm approx



4 Hilliers St NEWSTEAD 3462 (VG)

Agent Comments



Price: \$500,000
Method: Sale
Date: 18/12/2024
Property Type: House (Res)
Land Size: 1012 sqm approx