

# 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

14 Cairns Avenue, Newtown VIC 3220

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$930,000

&

\$980,000

### Median sale price

Median price

\$1,155,000

Property Type

House

Suburb

Newtown

Period - From

26/11/2024

to

26/05/2025

Source

core\_logic

### 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
38 Balcombe Road Newtown VIC 3220	\$941,100	17/01/2025
372 Aberdeen Street, Newtown, Vic 3220	\$955,000	27/03/2025
3 Pilrig Avenue, Newtown, Vic 3220	\$977,000	07/12/2024

This Statement of Information was prepared on:

27/05/2025