

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

15 Panmure Street, Newstead Vic 3462

Indicative selling price

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

Single price

\$429,000

Median sale price

Median price

\$613,500

Property Type

House

Suburb

Newstead

Period - From

13/06/2024

to

12/06/2025

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	4 Hilliers St NEWSTEAD 3462	\$500,000	18/12/2024
2	59 Lyons St NEWSTEAD 3462	\$485,000	22/08/2024
3	12a Palmerston St NEWSTEAD 3462	\$505,000	20/03/2024

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:

13/06/2025 14:38



2 1 3

Property Type: House
Land Size: 1018 sqm approx
Agent Comments

Indicative Selling Price
\$429,000
Median House Price
13/06/2024 - 12/06/2025: \$613,500

Comparable Properties



4 Hilliers St NEWSTEAD 3462 (VG)

Agent Comments

3 - -

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



59 Lyons St NEWSTEAD 3462 (REI/VG)

Agent Comments

3 1 2

Price: \$485,000
Method: Private Sale
Date: 22/08/2024
Property Type: House
Land Size: 2021 sqm approx



12a Palmerston St NEWSTEAD 3462 (REI/VG)

Agent Comments

2 1 2

Price: \$505,000
Method: Private Sale
Date: 20/03/2024
Property Type: House
Land Size: 1350 sqm approx