

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 30b Charlotte Avenue, Newcomb Vic 3219

Indicative selling price

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

Range between \$499,000 & \$548,900

Median sale price

Median price \$620,000 Property Type House Suburb Newcomb

Period - From 01/04/2025 to 31/03/2026 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	10 Ranger Ct WHITTINGTON 3219	\$542,600	23/04/2026
2	3/44 Godfrey St THOMSON 3219	\$510,000	05/02/2026
3	2/9 Helmer Cr THOMSON 3219	\$520,000	23/12/2025

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: 19/06/2026 14:49