

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

2/42 WILSONS ROAD NEWCOMB VIC 3219

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$479,500

Property type

Unit

Suburb

Newcomb

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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 FRANCIS AVENUE NEWCOMB VIC 3219	\$480,000	01-May-25
3/21-23 HELMER CRESCENT THOMSON VIC 3219	\$517,500	24-Mar-25
2/50 WILSONS ROAD NEWCOMB VIC 3219	\$458,000	04-Apr-25

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: 04 August 2025



**1/4 FRANCIS AVENUE NEWCOMB
VIC 3219**

2 1 1

Sold Price

\$480,000

Sold Date

01-May-25

Distance

0.72km



**3/21-23 HELMER CRESCENT
THOMSON VIC 3219**

2 1 1

Sold Price

\$517,500

Sold Date

24-Mar-25

Distance

1.1km



**2/50 WILSONS ROAD NEWCOMB
VIC 3219**

2 1 2

Sold Price

\$458,000

Sold Date

04-Apr-25

Distance

0.07km

RS = Recent sale

UN = Undisclosed Sale

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