

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

38 Queens Park Road, Newtown VIC 3220

Indicative selling price

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

Range between

\$1,190,000

&

\$1,290,000

Median sale price

Median price

\$1,100,000

Property Type

House

Suburb

Newtown

Period - From

24/12/2024

to

23/06/2025

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
111 Autumn Street Geelong West VIC 3218	\$1,200,000	09/05/2025
12 Westbury Terrace Highton VIC 3216	\$1,200,000	05/05/2025
14 Harcourt Street Newtown VIC 3220	\$1,270,000	11/02/2025

This Statement of Information was prepared on:

24/06/2025