

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

2/4 Pleasant Street South, Newington Vic 3350

Indicative selling price

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

Single price \$480,000

Median sale price*

Median price

Property Type

Suburb

Period - From

to

Source

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	530 Quarry La REDAN 3350	\$453,000	17/07/2025
2	4 Inkerman St NEWINGTON 3350	\$500,000	09/07/2025
3	2/221 Talbot St BALLARAT CENTRAL 3350	\$515,000	15/05/2025

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:

08/08/2025 12:20

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



2 1 1

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$480,000

No median price available

Comparable Properties



530 Quarry La REDAN 3350 (REI)

Agent Comments

2 1 1

Price: \$453,000

Method: Private Sale

Date: 17/07/2025

Property Type: House

Land Size: 242 sqm approx



4 Inkerman St NEWINGTON 3350 (REI)

Agent Comments

3 1 1

Price: \$500,000

Method: Private Sale

Date: 09/07/2025

Property Type: House

Land Size: 170 sqm approx



2/221 Talbot St BALLARAT CENTRAL 3350 (REI/VG)

Agent Comments

2 2 2

Price: \$515,000

Method: Private Sale

Date: 15/05/2025

Property Type: House