

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2 Mayfair Drive, Newtown Vic 3220

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$990,000

Property Type House

Suburb Newtown

Period - From 01/04/2025

to

30/06/2025

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	109 Aberdeen St NEWTOWN 3220	\$1,030,000	18/03/2025
2	40 Nicholas St NEWTOWN 3220	\$1,040,000	06/11/2024
3	334 Shannon Av NEWTOWN 3220	\$1,100,000	01/10/2024

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

05/08/2025 12:07



Property Type:
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
June quarter 2025: \$990,000

Comparable Properties



109 Aberdeen St NEWTOWN 3220 (REI/VG)

Agent Comments



Price: \$1,030,000
Method: Private Sale
Date: 18/03/2025
Property Type: House
Land Size: 603 sqm approx



40 Nicholas St NEWTOWN 3220 (REI/VG)

Agent Comments



Price: \$1,040,000
Method: Private Sale
Date: 06/11/2024
Property Type: House (Res)
Land Size: 693 sqm approx



334 Shannon Av NEWTOWN 3220 (VG)

Agent Comments



Price: \$1,100,000
Method: Sale
Date: 01/10/2024
Property Type: House (Res)
Land Size: 831 sqm approx