

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 24 Maxted Drive, Newham Vic 3442
Including suburb or locality and postcode

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	\$1,442,500	Property Type	House	Suburb	Newham
Period - From	22/10/2024	to	21/10/2025	Source	Property Data

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 agent's representative considers to be most comparable to the property for sale.

Address of comparable property		Price	Date of sale
1	43 Andrew Av WOODEND 3442	\$1,180,000	05/10/2024
2	42 Lowry Dr WOODEND 3442	\$1,280,000	31/05/2024
3			

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 eighteen months.

This Statement of Information was prepared on:

22/10/2025 12:45

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Indicative Selling Price
\$1,190,000 - \$1,290,000
Median House Price

22/10/2024 - 21/10/2025: \$1,442,500



3



2



2

Rooms: 5

Property Type: House

Land Size: 21394 sqm approx

Agent Comments

Comparable Properties



43 Andrew Av WOODEND 3442 (REI/VG)



3



2



2

Agent Comments

Price: \$1,180,000

Method: Private Sale

Date: 05/10/2024

Rooms: 9

Property Type: House (Res)

Land Size: 11088.39 sqm approx



42 Lowry Dr WOODEND 3442 (REI/VG)



4



2



4

Agent Comments

Price: \$1,280,000

Method: Private Sale

Date: 31/05/2024

Property Type: Rural (All Types)

Land Size: 16187.44 sqm approx

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 eighteen months.

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