

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

27 Palmerston Street, Newstead Vic 3462

Indicative selling price

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

Single price \$249,000

Median sale price

Median price \$270,000

Property Type Vacant land

Suburb Newstead

Period - From 28/09/2025

to

27/09/2026

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	23 Monash St NEWSTEAD 3462	\$235,000	05/12/2025
2			
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:

28/09/2026 10:08

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Indicative Selling Price
\$249,000

Median Land Price
28/09/2025 - 27/09/2026: \$270,000



Property Type:
Land Size: 40949 sqm approx
Agent Comments

Comparable Properties



23 Monash St NEWSTEAD 3462 (REI)



Price: \$235,000
Method: Private Sale
Date: 05/12/2025
Property Type: Land
Land Size: 12059.64 sqm approx

Agent Comments
Smaller block. Similar environment.

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.