

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

1/102 Helms Street, Newcomb VIC 3219

Indicative selling price

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

Range between

\$639,000

&

\$689,000

Median sale price

Median price

\$482,500

Property Type

Unit

Suburb

Newcomb

Period - From

23/08/2025

to

22/02/2026

Source

Cotality™

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 |
|---|-----------|--------------|
| 3/102 Helms Street, Newcomb VIC 3219 | \$640,000 | 19/11/2025 |
| 2/31 Apex Avenue, Belmont VIC 3216 | \$700,000 | 04/02/2026 |
| 3/17 Brownbill Street, Geelong VIC 3220 | \$683,000 | 05/12/2025 |

This Statement of Information was prepared on:

23/02/2026