

# 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 4 Dundas Street, Newstead Vic 3462  
Including suburb or locality and postcode

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$245,000

### Median sale price

Median price \$260,000

Property Type Vacant land

Suburb Newstead

Period - From 01/12/2024

to 30/11/2025

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	17a Codrington St NEWSTEAD 3462	\$215,000	12/12/2024
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:

01/12/2025 15:09

Andrew Turley  
03 5472 1155  
0428 129 469

andrewturley@jellisrcraig.com.au

**Indicative Selling Price**

\$245,000

**Median Land Price**

01/12/2024 - 30/11/2025: \$260,000



**Property Type:** Land  
**Land Size:** 641 sqm approx  
**Agent Comments**

## Comparable Properties



**17a Codrington St NEWSTEAD 3462 (REI)**

**Agent Comments**



**Price:** \$215,000  
**Method:** Private Sale  
**Date:** 12/12/2024  
**Property Type:** Land  
**Land Size:** 664 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.

**Account - Jellis Craig | P: 03 5472 1155 | F: 03 5472 3087**



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