

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

2 Rewells Lane, Welshmans Reef Vic 3462

Indicative selling price

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

Single price \$680,000

Median sale price

Median price \$750,000

Property Type House

Suburb Welshmans Reef

Period - From 19/03/2025

to 18/03/2026

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 18 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	492 Maldon Newstead Rd WELSHMANS REEF 3462	\$770,000	05/01/2026
2	447 Maldon Newstead Rd WELSHMANS REEF 3462	\$730,000	15/10/2025
3	17 Gordons Rd WELSHMANS REEF 3462	\$660,000	07/10/2025

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 18 months.~~

This Statement of Information was prepared on:

19/03/2026 14:49



Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 10000 sqm approx
Agent Comments

Indicative Selling Price
 \$680,000
Median House Price
 19/03/2025 - 18/03/2026: \$750,000

Comparable Properties



492 Maldon Newstead Rd WELSHMANS REEF 3462 (REI)

[Agent Comments](#)



Price: \$770,000
Method: Private Sale
Date: 05/01/2026
Property Type: House
Land Size: 4046 sqm approx



447 Maldon Newstead Rd WELSHMANS REEF 3462 (REI/VG)

[Agent Comments](#)



Price: \$730,000
Method: Private Sale
Date: 15/10/2025
Property Type: House
Land Size: 8045 sqm approx



17 Gordons Rd WELSHMANS REEF 3462 (REI/VG)

[Agent Comments](#)



Price: \$660,000
Method: Private Sale
Date: 07/10/2025
Property Type: House
Land Size: 18615.56 sqm approx

Account - Castlemaine Property Group | P: 03 5470 6277 | F: 03 5470 6377



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