

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 1265 Rochford Road, 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 \$2,600,000 & \$2,750,000

Median sale price

Median price \$1,242,500 Property Type House Suburb Newham

Period - From 02/07/2025 to 01/07/2026 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	40 Koala Dr NEWHAM 3442	\$2,460,000	24/10/2025
2	79 Bryces La NEWHAM 3442	\$2,500,000	04/09/2025
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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: 02/07/2026 13:26



Rooms: 6
Property Type: Lifestyle
Land Size: 310281 sqm approx
Agent Comments

Indicative Selling Price
\$2,600,000 - \$2,750,000

Median House Price
02/07/2025 - 01/07/2026: \$1,242,500

Comparable Properties



40 Koala Dr NEWHAM 3442 (REI/VG)

Agent Comments



Price: \$2,460,000
Method: Private Sale
Date: 24/10/2025
Rooms: 10
Property Type: House (Res)
Land Size: 40468.56 sqm approx



79 Bryces La NEWHAM 3442 (VG)

Agent Comments



Price: \$2,500,000
Method: Sale
Date: 04/09/2025
Property Type: Sheep and Cattle
Land Size: 340200 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.