

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

425 Sellings Road, Newry Vic 3859

Indicative selling price

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

Single price

\$849,500

Median sale price

Median price

\$360,000

Property Type

House

Suburb

Newry

Period - From

12/08/2025

to

11/08/2026

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	9 Donahue Rd BOISDALE 3860	\$885,000	29/10/2025
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:

12/08/2026 15:41



Chris Morrison
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Indicative Selling Price
\$849,500

Median House Price
12/08/2025 - 11/08/2026: \$360,000



4 3 8

Property Type: House
Land Size: 268100 sqm approx
Agent Comments

Comparable Properties



9 Donahue Rd BOISDALE 3860 (REI/VG)

Agent Comments

4 1 4

Price: \$885,000
Method: Private Sale
Date: 29/10/2025
Property Type: Lifestyle Property (Rur)
Land Size: 110200 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 - Graham Chalmer Sale | P: 03 5144 4333 | F: 03 5144 6690



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