

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

2E FERRY GROVE NEWCOMB VIC 3219

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$689,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,188

Property type

House

Suburb

Newcomb

Period-from

01 Mar 2025

to

28 Feb 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 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

6 MONASH COURT WHITTINGTON VIC 3219	\$695,000	23-Jan-26
37 MERCURY CRESCENT NEWCOMB VIC 3219	\$698,000	11-Mar-26
16 ST JAMES STREET ST ALBANS PARK VIC 3219	\$715,000	23-Jan-26

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: 27 March 2026



6 MONASH COURT WHITTINGTON VIC 3219

 3
  2
  2

Sold Price

\$695,000

Sold Date

23-Jan-26

Distance

0.8km


37 MERCURY CRESCENT NEWCOMB VIC 3219

 3
  1
  2

Sold Price

^{RS} **\$698,000** ^{UN}

Sold Date

11-Mar-26

Distance

1.34km


16 ST JAMES STREET ST ALBANS PARK VIC 3219

 3
  2
  2

Sold Price

^{RS} **\$715,000**

Sold Date

23-Jan-26

Distance

1.74km
RS = Recent sale

UN = Undisclosed Sale

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