

STATEMENT OF INFORMATION

26 NEWFIELDS DRIVE, DRYSDALE, VIC 3222

PREPARED BY TIFFANY SIMPSON, HAYESWINCKLE, PHONE: 0417149049

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



26 NEWFIELDS DRIVE, DRYSDALE, VIC

4 2 2

Indicative Selling Price

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

Price Range: \$649,000 to \$709,000

Provided by: Tiffany Simpson, Hayeswinckle

MEDIAN SALE PRICE



DRYSDALE, VIC, 3222

Suburb Median Sale Price (House)

\$767,500

01 July 2025 to 31 December 2025

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



17 RIDLEY ST, DRYSDALE, VIC 3222

4 2 2

Sale Price

\$700,000

Sale Date: 30/07/2025

Distance from Property: 395m



11 RIDLEY ST, DRYSDALE, VIC 3222

3 2 2

Sale Price

\$650,000

Sale Date: 09/10/2025

Distance from Property: 431m



48 NEWFIELDS DR, DRYSDALE, VIC 3222

4 2 2

Sale Price

\$698,000

Sale Date: 27/11/2025

Distance from Property: 130m



This report has been compiled on 24/02/2026 by Hayeswinckle. Property Data Solutions Pty Ltd 2026 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and postcode

26 NEWFIELDS DRIVE, DRYSDALE, VIC 3222


Indicative selling price

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

Price Range: \$649,000 to \$709,000

Median sale price

Median price: \$767,500 Property type: House Suburb: DRYSDALE

Period: 01 July 2025 to 31 December 2025 Source: 

Comparable property sales

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
17 RIDLEY ST, DRYSDALE, VIC 3222	\$700,000	30/07/2025
11 RIDLEY ST, DRYSDALE, VIC 3222	\$650,000	09/10/2025
48 NEWFIELDS DR, DRYSDALE, VIC 3222	\$698,000	27/11/2025

This Statement of Information was prepared on: 24/02/2026