

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

Lot 3/17 Monash St, Newstead Vic 3462

Indicative selling price

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

Single price \$275,000

Median sale price

Median price \$260,000

Property Type Vacant land

Suburb Newstead

Period - From 10/09/2024

to 09/09/2025

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	Lot 2/17 Monash St NEWSTEAD 3462	\$260,000	03/06/2025
2	25 Hilliers St NEWSTEAD 3462	\$275,000	22/01/2025
3	4 Racecourse Rd NEWSTEAD 3462	\$300,000	05/12/2024

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:

10/09/2025 09:52

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Indicative Selling Price
\$275,000

Median Land Price
10/09/2024 - 09/09/2025: \$260,000



Property Type: Land
Land Size: 2250 sqm approx
Agent Comments

Comparable Properties

Lot 2/17 Monash St NEWSTEAD 3462 (REI)

Agent Comments



Price: \$260,000
Method:
Date: 03/06/2025
Property Type: Land

25 Hilliers St NEWSTEAD 3462 (VG)

Agent Comments



Price: \$275,000
Method: Sale
Date: 22/01/2025
Property Type: Land
Land Size: 2024 sqm approx



4 Racecourse Rd NEWSTEAD 3462 (REI/VG)

Agent Comments



Price: \$300,000
Method: Private Sale
Date: 05/12/2024
Property Type: Land
Land Size: 2024 sqm approx

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