

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 47 Waller Avenue, Newington Vic 3350
Including suburb or locality and postcode

Indicative selling price

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

Range between \$1,145,000 & \$1,160,000

Median sale price

Median price \$610,000 Property Type House Suburb Newington

Period - From 01/04/2025 to 31/03/2026 Source REIV

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	102 Mill St BALLARAT CENTRAL 3350	\$1,175,000	23/12/2025
2	8a Kent St BALLARAT CENTRAL 3350	\$1,150,000	17/11/2025
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: 16/06/2026 12:31



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Property Type: House
Land Size: 635 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,140,000 - \$1,160,000
Median House Price
 Year ending March 2026: \$610,000

Comparable Properties



102 Mill St BALLARAT CENTRAL 3350 (REI/VG)

Agent Comments

3 2 2

Price: \$1,175,000
Method: Private Sale
Date: 23/12/2025
Property Type: House
Land Size: 474 sqm approx



8a Kent St BALLARAT CENTRAL 3350 (VG)

Agent Comments

2 - -

Price: \$1,150,000
Method: Sale
Date: 17/11/2025
Property Type: House (Res)
Land Size: 547 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.