

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

4 Tilly Court, Newcomb VIC 3219

Indicative selling price

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

Range between \$669,000 & \$699,000

Median sale price

Median price	\$595,189	Property Type	House	Suburb	Newcomb
Period - From	27/07/2025	to	26/01/2026	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 eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1 Janine Court Newcomb VIC 3219	\$650,000	08/10/2025
38 Charles Street Newcomb VIC 3219	\$718,000	25/10/2025
3 Carol Court Newcomb VIC 3219	\$667,000	08/11/2025

This Statement of Information was prepared on:

27/01/2026