

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

27 Palmerston Street, Newstead Vic 3462

Indicative selling price

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

Range between

\$270,000

&

\$290,000

Median sale price

Median price

\$240,000

Property Type

Vacant land

Suburb

Newstead

Period - From

24/11/2024

to

23/11/2025

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 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	11 Claypit Rd STRANGWAYS 3461	\$288,000	02/05/2025
2	80 Mcmillan Rd GREEN GULLY 3462	\$275,000	13/03/2025
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:

24/11/2025 11:50

Scott Rawlings
03 5472 1155
0409 675 408

scottrawlings@jelliscraig.com.au

Indicative Selling Price

\$270,000 - \$290,000

Median Land Price

24/11/2024 - 23/11/2025: \$240,000



Property Type:

Land Size: 40468.6 approx sqm
approx

Agent Comments

Comparable Properties

11 Claypit Rd STRANGWAYS 3461 (VG)

Agent Comments



Price: \$288,000

Method: Sale

Date: 02/05/2025

Property Type: Hobby Farm < 20 ha

Land Size: 153735 sqm approx



80 Mcmillan Rd GREEN GULLY 3462 (REI/VG)

Agent Comments



Price: \$275,000

Method: Private Sale

Date: 13/03/2025

Property Type: Rural (All Types)

Land Size: 34398.31 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.

Account - Jellis Craig | P: 03 5472 1155 | F: 03 5472 3087