

# 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

1265 Rochford Road, Newham Vic 3442

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$2,750,000

### Median sale price

Median price \$1,350,000

Property Type House

Suburb Newham

Period - From 12/02/2025

to 11/02/2026

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	79 Bryces La NEWHAM 3442	\$2,500,000	04/09/2025
2			
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:

12/02/2026 14:26



**Rooms:** 8

**Property Type:** House

**Land Size:** 310281 sqm approx

Agent Comments

## Comparable Properties



**79 Bryces La NEWHAM 3442 (VG)**



**Price:** \$2,500,000

**Method:** Sale

**Date:** 04/09/2025

**Property Type:** Sheep and Cattle

**Land Size:** 340200 sqm approx

Agent Comments

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.