

# 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

1/31 Frank Street, Newtown VIC 3220

### Indicative selling price

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

Range between

\$619,000

&

\$669,000

### Median sale price

Median price

Property Type

Unit

Suburb

Newtown

Period - From

09/09/2025

to

08/03/2026

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 |
|----------------------------------------|-----------|--------------|
| 1/62 Marshall Street Newtown VIC 3220  | \$650,000 | 25/02/2026   |
| 200 West Fyans Street Newtown VIC 3220 | \$640,000 | 17/12/2025   |
| 4/10 Percy Street Newtown VIC 3220     | \$632,000 | 10/09/2025   |

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales record (if any), did not provide a median sale price that met the requirements of section 47AF(2)(b) of the Estate Agents Act 1980

This Statement of Information was prepared on:

10/03/2026