

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

1/35 Ivy Street, Newcomb VIC 3219

Indicative selling price

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

Range between

\$479,000

&

\$519,000

Median sale price

Median price

\$482,500

Property Type

Unit

Suburb

Newcomb

Period - From

12/08/2025

to

10/02/2026

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
1/6 Drysdale Avenue Newcomb VIC 3219	\$530,000	03/10/2025
3/7 Boundary Road Newcomb VIC 3219	\$485,000	19/08/2025
2/42 Wilsons Road Newcomb VIC 3219	\$505,000	18/08/2025

This Statement of Information was prepared on:

12/02/2026