

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

1/44 Balcombe Road, Newtown VIC 3220

Indicative selling price

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

Range between

\$830,000

&

\$870,000

Median sale price

Median price

\$1,082,500

Property Type

House

Suburb

Newtown

Period - From

12/11/2025

to

12/05/2026

Source

Cotality™

Comparable property sales (*Delete A or B below as applicable)

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.

Address of comparable property	Price	Date of sale
31/12 Balcombe Road, Newtown VIC 3220	\$900,000	24/02/2026
1/124 West Fyans Street, Newtown VIC 3220	\$890,000	29/04/2026

This Statement of Information was prepared on:

13/05/2026