

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

16 Ferry Grove, Newcomb VIC 3219

Indicative selling price

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

Range between

\$670,000

&

\$720,000

Median sale price

Median price

\$601,000

Property Type

House

Suburb

Newcomb

Period - From

09/10/2025

to

08/04/2026

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
43 Wilton Avenue Newcomb VIC 3219	\$721,000	15/12/2025
93 Boundary Road, Newcomb VIC 3219	\$729,000	09/03/2026
43 Watsons Road, Newcomb VIC 3219	\$705,000	13/03/2026

This Statement of Information was prepared on:

09/04/2026