

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

17 Ardlui Drive, Newtown VIC 3220

Indicative selling price

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

Range between

\$1,270,000

&

\$1,350,000

Median sale price

Median price

\$1,155,000

Property Type

House

Suburb

Newtown

Period - From

21/11/2024

to

20/05/2025

Source

core_logic

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

A* These are the three properties sold within two kilometres of the property for sale in the last six 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
2 Cedar Grove Highton VIC 3216	\$1,300,000	20/02/2025
108 Noble Street, Newtown, Vic 3220	\$1,300,000	01/02/2025
348 Shannon Avenue, Newtown, Vic 3220	\$1,275,000	21/11/2024

This Statement of Information was prepared on:

22/05/2025