

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 or
locality and postcode

18 Canrobert Street, Newstead Vic 3462

Indicative selling price

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

Single price

\$1,100,000

Median sale price

Median price

\$567,500

Property Type

House

Suburb

Newstead

Period - From

01/07/2025

to

30/06/2026

Source

REIV

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 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	8 Trudgeons Rd WELSHMANS REEF 3462	\$820,000	05/02/2026
2	12 Clarke La NEWSTEAD 3462	\$780,000	16/01/2026
3	7 Codrington St NEWSTEAD 3462	\$820,000	23/06/2025

OR

~~**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 18 months.~~

This Statement of Information was prepared on:

31/08/2026 10:04

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Indicative Selling Price

\$1,100,000

Median House Price

Year ending June 2026: \$567,500



4 1 2

Property Type: House

Land Size: 11381 sqm approx

Agent Comments

Comparable Properties



8 Trudgeons Rd WELSHMANS REEF 3462 (REI/VG)

4 2 4

Price: \$820,000

Method: Private Sale

Date: 05/02/2026

Property Type: House

Land Size: 18400 sqm approx

Agent Comments

Slightly larger land size, extra bathroom but 5km further from Castlemaine town centre and 4km further out from Newstead town centre



12 Clarke La NEWSTEAD 3462 (REI)

4 2 4

Price: \$780,000

Method: Private Sale

Date: 16/01/2026

Property Type: House

Land Size: 7129 sqm approx

Agent Comments

Similar property specs. Extra bathroom but slightly smaller in land size. Older home. 18 Canrobert much closer proximity to Primary school (350mtr walk)



7 Codrington St NEWSTEAD 3462 (VG)

3 - -

Price: \$820,000

Method: Sale

Date: 23/06/2025

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 5406 sqm approx

Agent Comments

Very similar property, and in very close proximity. Both mud brick homes. Has one less bathroom and smaller in land size.

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