

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

2/22 Lancaster Avenue, Newcomb Vic 3219

Indicative selling price

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

Range between \$510,000 & \$560,000

Median sale price

Median price \$544,000 Property Type Townhouse Suburb Newcomb

Period - From 11/03/2025 to 10/03/2026 Source Property Data

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	61 Boundary Rd NEWCOMB 3219	\$562,000	30/01/2026
2	26 Bellagio Ct WHITTINGTON 3219	\$535,000	14/11/2025
3	2/8 Breadalbane St NEWCOMB 3219	\$560,000	28/10/2025

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:

11/03/2026 11:25



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Property Type:
Flat/Unit/Apartment (Res)
Land Size: 437 sqm approx
Agent Comments

Indicative Selling Price
\$510,000 - \$560,000
Median Townhouse Price
11/03/2025 - 10/03/2026: \$544,000

Comparable Properties



61 Boundary Rd NEWCOMB 3219 (REI/VG)

Agent Comments

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Price: \$562,000
Method: Private Sale
Date: 30/01/2026
Property Type: House
Land Size: 332 sqm approx



26 Bellagio Ct WHITTINGTON 3219 (VG)

Agent Comments

2 - -

Price: \$535,000
Method: Sale
Date: 14/11/2025
Property Type: House (Res)
Land Size: 398 sqm approx



2/8 Breadalbane St NEWCOMB 3219 (REI/VG)

Agent Comments

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Price: \$560,000
Method: Private Sale
Date: 28/10/2025
Property Type: Townhouse (Single)
Land Size: 323 sqm approx

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