

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

26 Dentrys Road, Newstead Vic 3462

Indicative selling price

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

Single price

\$1,250,000

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 eighteen 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	264 Providence Gully Rd SANDON 3462	\$1,280,000	12/01/2026
2			
3			

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 eighteen months.~~

This Statement of Information was prepared on:

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Indicative Selling Price
\$1,250,000

Median House Price
Year ending June 2026: \$567,500



4 2 8

Property Type: House
Land Size: 141000 sqm approx
Agent Comments

Comparable Properties



264 Providence Gully Rd SANDON 3462 (REI/VG)

4 2 3

Price: \$1,280,000
Method: Private Sale
Date: 12/01/2026
Property Type: House
Land Size: 161874.40 sqm approx

Agent Comments

Very similar location. Same house specs. 4 Bed, 2 Bath. Larger in land size. Doesn't have the 24m x 9m shed with internal office that 26 Dentrys Rd has.

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.