

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

29 HIBISCUS CRESCENT NEWCOMB VIC 3219

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$750,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$601,000

Property type

House

Suburb

Newcomb

Period-from

01 May 2025

to

30 Apr 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 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

17 ANTHONY STREET NEWCOMB VIC 3219	\$760,000	06-Dec-25
3 BAYBREEZE CLOSE NEWCOMB VIC 3219	\$720,000	01-Sep-25
10 CHELTENHAM ROAD NEWCOMB VIC 3219	\$775,000	25-Sep-25

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: 04 May 2026


**17 ANTHONY STREET NEWCOMB
VIC 3219**
 4  1  4

Sold Price

\$760,000

Sold Date

06-Dec-25

Distance

0.28km

**3 BAYBREEZE CLOSE NEWCOMB
VIC 3219**
 4  2  2

Sold Price

\$720,000

Sold Date

01-Sep-25

Distance

0.9km

**10 CHELTENHAM ROAD
NEWCOMB VIC 3219**
 4  2  6

Sold Price

\$775,000

Sold Date

25-Sep-25

Distance

0.99km
RS = Recent sale

UN = Undisclosed Sale

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