

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

31 Saffron Street, Newtown VIC 3220

Indicative selling price

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

Range between

\$795,000

&

\$850,000

Median sale price

Median price

\$1,155,000

Property Type

House

Suburb

Newtown

Period - From

16/11/2024

to

15/05/2025

Source

core_logic

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
226 West Fyans Street, Newtown, Vic 3220	\$825,000	11/04/2025
44 Clarke Street, Newtown, Vic 3220	\$815,000	12/03/2025
20 West Fyans Street, Newtown, Vic 3220	\$825,000	17/03/2025

This Statement of Information was prepared on:

16/05/2025