

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

336 Shannon Avenue, Newtown VIC 3220

Indicative selling price

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

Range between

\$1,990,000

&

\$2,189,000

Median sale price

Median price

\$1,082,500

Property Type

House

Suburb

Newtown

Period - From

11/09/2025

to

10/03/2026

Source

Cotality™

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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
30 Nantes Street Newtown VIC 3220	\$2,130,000	25/01/2026
30 Nantes Street, Newtown, Vic 3220	\$2,130,000	25/01/2026
108 Nicholas Street, Newtown, Vic 3220	\$2,025,000	29/11/2025

This Statement of Information was prepared on:

11/03/2026