

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

4 Daphne Court, Newcomb VIC 3219

Indicative selling price

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

Range between

\$640,000

&

\$690,000

Median sale price

Median price

\$633,250

Property Type

House

Suburb

Newcomb

Period - From

11/02/2026

to

10/08/2026

Source

price_finder

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
49 Tucker Street Breakwater VIC	\$680,000	18/06/2026
1 Hillford Street Newcomb VIC	\$678,000	27/02/2026
2 Ian Court Newcomb VIC	\$675,000	24/07/2026

This Statement of Information was prepared on:

11/08/2026