

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

45 SIMPSONS DRIVE NEWLANDS ARM VIC 3875

Indicative selling price

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

Single Price

\$998,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

Suburb

Newlands Arm

Period-from

01 Mar 2025

to

28 Feb 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

927 PAYNESVILLE ROAD EAGLE POINT VIC 3878	\$855,000	24-Feb-26
39 CORINS CRESCENT NEWLANDS ARM VIC 3875	\$1,095,000	17-Dec-25
30 RIDGEWAY LANE NEWLANDS ARM VIC 3875	\$1,275,000	10-Nov-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.~~

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**927 PAYNESVILLE ROAD EAGLE
POINT VIC 3878**

Sold Price

^{RS} **\$855,000** ^{UN}

Sold Date **24-Feb-26**

 4  2  14

Distance **3.59km**



**39 CORINS CRESCENT NEWLANDS
ARM VIC 3875**

Sold Price

\$1,095,000

Sold Date **17-Dec-25**

 3  2  2

Distance **1.83km**



**30 RIDGEWAY LANE NEWLANDS
ARM VIC 3875**

Sold Price

\$1,275,000

Sold Date **10-Nov-25**

 4  2  3

Distance **0.7km**

RS = Recent sale

UN = Undisclosed Sale

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