

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 or locality and postcode

48 Panmure Street, Newstead Vic 3462

Indicative selling price

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

Single price

\$620,000

Median sale price

Median price

\$585,000

Property Type

House

Suburb

Newstead

Period - From

20/08/2025

to

19/08/2026

Source

Property Data

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
1	17 Wyndham St NEWSTEAD 3462	\$580,000	17/06/2026
2	16 Codrington St NEWSTEAD 3462	\$605,000	11/05/2026
3	34 Lyons St NEWSTEAD 3462	\$600,000	12/03/2026

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:

20/08/2026 09:12



Property Type:
Agent Comments

Indicative Selling Price
\$620,000
Median House Price
20/08/2025 - 19/08/2026: \$585,000

Comparable Properties



17 Wyndham St NEWSTEAD 3462 (REI)

Agent Comments



Price: \$580,000
Method: Private Sale
Date: 17/06/2026
Property Type: House
Land Size: 1021 sqm approx



16 Codrington St NEWSTEAD 3462 (REI/VG)

Agent Comments



Price: \$605,000
Method: Private Sale
Date: 11/05/2026
Property Type: House (Res)
Land Size: 1012 sqm approx



34 Lyons St NEWSTEAD 3462 (REI/VG)

Agent Comments



Price: \$600,000
Method: Private Sale
Date: 12/03/2026
Property Type: House
Land Size: 2023 sqm approx

Account - Castlemaine Property Group | P: 03 5470 6277 | F: 03 5470 6377



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