

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

145 BELLARINE HIGHWAY NEWCOMB VIC 3219

Indicative selling price

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

Single Price

or range
between

\$1,590,000

&

\$1,690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,188

Property type

House

Suburb

Newcomb

Period-from

01 Feb 2025

to

31 Jan 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

147 BELLARINE HIGHWAY NEWCOMB VIC 3219	\$1,600,000	03-Apr-25
149 BELLARINE HIGHWAY NEWCOMB VIC 3219	\$2,310,000	06-Apr-25
13 COONEY STREET MOOLAP VIC 3224	\$1,475,000	03-Feb-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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**147 BELLARINE HIGHWAY
NEWCOMB VIC 3219**

 3  1  2

Sold Price **\$1,600,000** Sold Date **03-Apr-25**

Distance **0.03km**



**149 BELLARINE HIGHWAY
NEWCOMB VIC 3219**

 3  1  6

Sold Price **\$2,310,000** Sold Date **06-Apr-25**

Distance **0.07km**



**13 COONEY STREET MOOLAP VIC
3224**

 4  2  3

Sold Price **\$1,475,000** Sold Date **03-Feb-25**

Distance **0.88km**

RS = Recent sale **UN** = Undisclosed Sale

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