

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

10 MURRAY STREET 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

\$1,020,000

&

\$1,120,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$601,000

Property type

House

Suburb

Newcomb

Period-from

01 Apr 2025

to

31 Mar 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

40 COPPARDS ROAD NEWCOMB VIC 3219	\$1,082,450	09-Jul-25
36 COPPARDS ROAD NEWCOMB VIC 3219	\$1,200,000	11-Dec-25
181 TOWNSEND ROAD MOOLAP VIC 3224	\$1,150,000	07-Aug-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.~~

This Statement of Information was prepared on: 15 April 2026



**40 COPPARDS ROAD NEWCOMB
VIC 3219**

 4  2  8

Sold Price

\$1,082,450

Sold Date

09-Jul-25

Distance

0.23km



**36 COPPARDS ROAD NEWCOMB
VIC 3219**

 4  2  2

Sold Price

\$1,200,000

Sold Date

11-Dec-25

Distance

0.31km



**181 TOWNSEND ROAD MOOLAP
VIC 3224**

 4  2  10

Sold Price

\$1,150,000

Sold Date

07-Aug-25

Distance

1.17km

RS = Recent sale

UN = Undisclosed Sale

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