

## 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

414 PLEASANT STREET SOUTH NEWINGTON VIC 3350

### Indicative selling price

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

Single Price

\$499,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$617,500

Property type

House

Suburb

Newington

Period-from

01 Jul 2025

to

30 Jun 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

|                                                 |           |           |
|-------------------------------------------------|-----------|-----------|
| 619 WINDERMERE STREET REDAN VIC 3350            | \$490,000 | 27-Nov-25 |
| 805 TRESS STREET MOUNT PLEASANT VIC 3350        | \$510,000 | 18-May-26 |
| 407 HUMFFRAY STREET SOUTH GOLDEN POINT VIC 3350 | \$520,000 | 13-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.~~

This Statement of Information was prepared on: 13 July 2026



**619 WINDERMERE STREET REDAN  
VIC 3350**

 2  1  1

Sold Price

**\$490,000**

Sold Date **27-Nov-25**

Distance **0.89km**



**805 TRESS STREET MOUNT  
PLEASANT VIC 3350**

 2  1  1

Sold Price

**\$510,000**

Sold Date **18-May-26**

Distance **2.01km**



**407 HUMFFRAY STREET SOUTH  
GOLDEN POINT VIC 3350**

 2  1  3

Sold Price

**\$520,000**

Sold Date **13-Nov-25**

Distance **2.19km**

RS = Recent sale

UN = Undisclosed Sale

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