

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

Staffordshire Reef Road, Newtown Vic 3351

Indicative selling price

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

Single price \$200,000

Median sale price

Median price \$990,000

Property Type Vacant land

Suburb Newtown

Period - From 10/02/2025

to 09/02/2026

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	Pre Emptive Rd SCARSDALE 3351	\$230,000	22/10/2025
2	25 Grandmas Rd STAFFORDSHIRE REEF 3351	\$115,000	18/09/2025
3	lot 1 Ormiston Rd STAFFORDSHIRE REEF 3351	\$300,000	26/03/2025

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:

10/02/2026 09:25



Property Type:
Agent Comments

Indicative Selling Price
\$200,000
Median Land Price
10/02/2025 - 09/02/2026: \$990,000

Comparable Properties

Pre Emptive Rd SCARSDALE 3351 (VG)

Agent Comments



Price: \$230,000
Method: Sale
Date: 22/10/2025
Property Type: Hobby Farm < 20 ha
Land Size: 20000 sqm approx

25 Grandmas Rd STAFFORDSHIRE REEF 3351 (VG)

Agent Comments



Price: \$115,000
Method: Sale
Date: 18/09/2025
Property Type: Land
Land Size: 3301 sqm approx



lot 1 Ormiston Rd STAFFORDSHIRE REEF 3351 (REI)

Agent Comments



Price: \$300,000
Method: Private Sale
Date: 26/03/2025
Property Type: Land
Land Size: 131320.61 sqm approx

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