

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

53 MERIDIAN WAY NEWLANDS ARM VIC 3875

Indicative selling price

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

Single Price

\$320,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,250

Property type

Other

Suburb

Newlands Arm

Period-from

01 Nov 2024

to

31 Oct 2025

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

21 VILLAGE FAIR DRIVE NEWLANDS ARM VIC 3875	\$227,000	02-Apr-25
4/120 GRANDVIEW ROAD PAYNESVILLE VIC 3880	\$224,000	11-Mar-25
192 NEWLANDS DRIVE PAYNESVILLE VIC 3880	\$260,000	28-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.~~

This Statement of Information was prepared on: 20 November 2025

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21 VILLAGE FAIR DRIVE
NEWLANDS ARM VIC 3875

- - -

Sold Price \$227,000 Sold Date 02-Apr-25

Distance 0.54km



4/120 GRANDVIEW ROAD
PAYNESVILLE VIC 3880

- - -

Sold Price \$224,000 Sold Date 11-Mar-25

Distance 1.16km



192 NEWLANDS DRIVE
PAYNESVILLE VIC 3880

- - -

Sold Price \$260,000 Sold Date 28-Feb-25

Distance 1.16km



200 NEWLANDS DRIVE
PAYNESVILLE VIC 3880

- - -

Sold Price \$285,000 Sold Date 17-Mar-25

Distance 1.16km

RS = Recent sale UN = Undisclosed Sale

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