

## 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  
317 SHANNON AVENUE NEWTOWN VIC 3220

### 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  \$890,000 &  \$970,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price <input type="text"/>	Property type <input type="text"/> House	Suburb <input type="text"/> Newtown
Period-from <input type="text"/> 01 Feb 2025	to <input type="text"/> 31 Jan 2026	Source <input type="text"/> 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
418 LATROBE TERRACE NEWTOWN VIC 3220	\$900,000	17-Sep-25
143 ABERDEEN STREET NEWTOWN VIC 3220	\$935,000	25-Oct-25
11 VIRGINIA STREET NEWTOWN VIC 3220	\$895,000	16-Apr-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: 12 February 2026



418 LATROBE TERRACE  
NEWTOWN VIC 3220

3 1 1

Sold Price

**\$900,000** Sold Date 17-Sep-25

Distance 1.69km



143 ABERDEEN STREET  
NEWTOWN VIC 3220

3 1 1

Sold Price

**\$935,000** Sold Date 25-Oct-25

Distance 0.53km



11 VIRGINIA STREET NEWTOWN  
VIC 3220

3 1 1

Sold Price

**\$895,000** Sold Date 16-Apr-25

Distance 1.46km

RS = Recent sale

UN = Undisclosed Sale

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