

Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

53 DARLIMURLA AVENUE, NEWBOROUGH, VIC 3825

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

or range between

\$475,000

&

\$490,000

Median sale price

Median price

\$492,833

Property Type

House

Suburb

NEWBOROUGH

Period - From

14/07/2025

to

14/07/2026

Source

Cotality

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen 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 |
|------------------------------------------|-----------|--------------|
| 42 DARLIMURLA AVENUE NEWBOROUGH VIC 3825 | \$425,000 | 19/03/2026   |
| 22 KOORNALLA STREET NEWBOROUGH VIC 3825  | \$430,000 | 30/04/2026   |
| 5 YINNAR STREET NEWBOROUGH VIC 3825      | \$439,000 | 17/04/2026   |

This Statement of Information was prepared on:

14/07/2026