

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

175-177 Raglan Street, Sale Vic 3850

### Indicative selling price

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

Range between \$499,000 & \$519,000

### Median sale price

Median price \$475,000 Property Type House Suburb Sale

Period - From 01/01/2024 to 31/12/2024 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six 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	142 Raglan St SALE 3850	\$550,000	29/11/2024
2	102 Patten St SALE 3850	\$452,000	08/10/2024
3	168 Raglan St SALE 3850	\$538,000	01/08/2024

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

30/01/2025 08:51

Ferg Horan  
5144 4333  
0417 123 162  
fhoran@chalmer.com.au



**Property Type:** House (Previously Occupied - Detached)  
**Agent Comments**

**Indicative Selling Price**  
\$499,000 - \$519,000  
**Median House Price**  
Year ending December 2024: \$475,000

## Comparable Properties



**142 Raglan St SALE 3850 (REI/VG)**

[Agent Comments](#)

3 2 2

**Price:** \$550,000  
**Method:** Private Sale  
**Date:** 29/11/2024  
**Property Type:** House  
**Land Size:** 378 sqm approx



**102 Patten St SALE 3850 (REI/VG)**

[Agent Comments](#)

4 1 4

**Price:** \$452,000  
**Method:** Private Sale  
**Date:** 08/10/2024  
**Property Type:** House  
**Land Size:** 884 sqm approx



**168 Raglan St SALE 3850 (REI/VG)**

[Agent Comments](#)

3 2 4

**Price:** \$538,000  
**Method:** Private Sale  
**Date:** 01/08/2024  
**Property Type:** House  
**Land Size:** 754 sqm approx

**Account - Graham Chalmer Sale** | P: 03 5144 4333 | F: 03 5144 6690