

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

1/190 Cunninghame Street, Sale Vic 3850

Indicative selling price

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

Single price \$380,000

Median sale price

Median price \$492,500

Property Type House

Suburb Sale

Period - From 01/07/2024

to 30/06/2025

Source REIV

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	1/115 Reeve St SALE 3850	\$380,000	11/02/2025
2	1/14 Elgin St SALE 3850	\$355,000	14/10/2024
3	1/146 Pearson St SALE 3850	\$370,000	12/07/2024

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:

24/09/2025 11:49

1/190 Cunninghame Street, Sale Vic 3850

Chalmer

Ferg Horan

5144 4333

0417 123 162

fhoran@chalmer.com.au

Indicative Selling Price

\$380,000

Median House Price

Year ending June 2025: \$492,500



Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

Comparable Properties



1/115 Reeve St SALE 3850 (REI/VG)

Agent Comments



Price: \$380,000

Method: Private Sale

Date: 11/02/2025

Property Type: Unit



1/14 Elgin St SALE 3850 (REI/VG)

Agent Comments



Price: \$355,000

Method: Private Sale

Date: 14/10/2024

Property Type: Unit

1/146 Pearson St SALE 3850 (VG)

Agent Comments



Price: \$370,000

Method: Sale

Date: 12/07/2024

Property Type: Flat/Unit/Apartment (Res)

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



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