

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

1/42-44 Ross Street, Sale Vic 3850

Indicative selling price

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

Single price \$625,000

Median sale price

Median price \$520,000

Property Type House

Suburb Sale

Period - From 01/01/2025

to 31/12/2025

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	14-16 Turnbull St SALE 3850	\$648,000	29/01/2026
2	1 Sheumack PI SALE 3850	\$610,000	29/09/2025
3			

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:

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Property Type:
Agent Comments

Indicative Selling Price
\$625,000
Median House Price
Year ending December 2025: \$520,000

Comparable Properties



14-16 Turnbull St SALE 3850 (REI)

Agent Comments



Price: \$648,000
Method: Private Sale
Date: 29/01/2026
Property Type: House
Land Size: 857 sqm approx



1 Sheumack PI SALE 3850 (REI/VG)

Agent Comments



Price: \$610,000
Method: Private Sale
Date: 29/09/2025
Property Type: House
Land Size: 666 sqm approx

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.

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



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