Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	1/9 Elgin Street, Sale Vic 3850
Including suburb or	
locality and postcode	

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 Hous	se	Suburb	Sale
Period - From 01/07/2024	to 30/06	6/2025	Sour	rce 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

Address of comparable property		Price	Date of sale
1	1/120 Palmerston St SALE 3850	\$370,000	23/10/2024
2	1/14 Elgin St SALE 3850	\$355,000	14/10/2024
3	3/5 Elgin St SALE 3850	\$360,000	04/09/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	19/08/2025 15:43





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: Unit **Agent Comments**

Comparable Properties



1/120 Palmerston St SALE 3850 (REI/VG)

Agent Comments

Price: \$370,000 Method: Private Sale Date: 23/10/2024 Property Type: House Land Size: 347 sqm approx



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

2





Agent Comments

Price: \$355,000 Method: Private Sale Date: 14/10/2024 Property Type: Unit



3/5 Elgin St SALE 3850 (REI/VG)



Price: \$360,000 Method: Private Sale Date: 04/09/2024 Property Type: Unit

Land Size: 219 sqm approx

Agent Comments

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



