Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address	10 Mia 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

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Median sale price

Median price	\$491,250	Pro	perty Type	House		Suburb	Sale
Period - From	01/10/2024	to	30/09/2025		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

Aut	areas or comparable property	1 1100	Date of Sale
1	8 Melanie Ct SALE 3850	\$550,000	07/10/2025
2	29 Woondella Blvd SALE 3850	\$540,000	14/07/2025
3	14 Mia St SALE 3850	\$515,000	07/05/2025

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:	16/10/2025 15:27

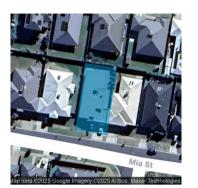


Date of sale



Nakita Cahir 0497 821 022 ncahir@chalmer.com.au

Indicative Selling Price \$550,000 **Median House Price** Year ending September 2025: \$491,250





Comparable Properties



8 Melanie Ct SALE 3850 (REI)

Agent Comments

Price: \$550,000 Method: Private Sale Date: 07/10/2025 Property Type: House

Land Size: 1060 sqm approx

29 Woondella Blvd SALE 3850 (VG)

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Agent Comments

Price: \$540,000 Method: Sale Date: 14/07/2025

Property Type: House (Res) Land Size: 450 sqm approx



14 Mia St SALE 3850 (REI/VG)

Price: \$515,000





Agent Comments

Method: Private Sale Date: 07/05/2025 Property Type: House Land Size: 532 sqm approx

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





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