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	11 Howard 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

Range between \$375,000	&	\$395,000
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Median sale price

Median price	\$491,250	Pro	perty Type H	louse]	Suburb	Sale
Period - From	01/10/2024	to	30/09/2025	So	ource	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	3 Hoddle St SALE 3850	\$390,000	30/10/2025
2	4 Hagenauer St SALE 3850	\$405,000	21/08/2025
3	169 Raglan St SALE 3850	\$400,000	11/08/2025

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:	14/11/2025 14:49





Bel Bateson 03 51444333 0412 366 444 belindab@chalmer.com.au

Indicative Selling Price \$375,000 - \$395,000 **Median House Price** Year ending September 2025: \$491,250





Comparable Properties



3 Hoddle St SALE 3850 (REI)

Price: \$390,000 Method: Private Sale Date: 30/10/2025 Property Type: House Land Size: 653 sqm approx Agent Comments



4 Hagenauer St SALE 3850 (VG)

Price: \$405,000 Method: Sale Date: 21/08/2025

Property Type: House (Res) Land Size: 609 sqm approx Agent Comments

Agent Comments



169 Raglan St SALE 3850 (REI/VG)

Method: Private Sale

Price: \$400,000

Date: 11/08/2025 Property Type: House Land Size: 695 sqm approx

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





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