

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

11 Howard Street, Sale Vic 3850

Indicative selling price

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

Range between

\$375,000

&

\$395,000

Median sale price

Median price

\$491,250

Property 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	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



Property Type:

Agent Comments

Comparable Properties



3 Hoddle St SALE 3850 (REI)

Agent Comments



Price: \$390,000

Method: Private Sale

Date: 30/10/2025

Property Type: House

Land Size: 653 sqm approx



4 Hagenauer St SALE 3850 (VG)

Agent Comments



Price: \$405,000

Method: Sale

Date: 21/08/2025

Property Type: House (Res)

Land Size: 609 sqm approx



169 Raglan St SALE 3850 (REI/VG)

Agent Comments



Price: \$400,000

Method: Private Sale

Date: 11/08/2025

Property Type: House

Land Size: 695 sqm approx

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