

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 112 Barkly 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 \$950,000

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	67 Raglan St SALE 3850	\$900,000	30/09/2025
2	101 Macalister St SALE 3850	\$930,000	02/05/2025
3	40 Barkly St SALE 3850	\$899,000	15/07/2024

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:

27/11/2025 14:38

Ferg Horan

5144 4333

0417 123 162

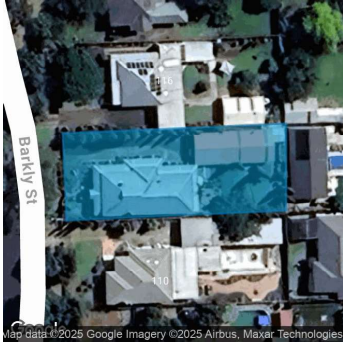
fhoran@chalmer.com.au

Indicative Selling Price

\$950,000

Median House Price

Year ending September 2025: \$491,250



 3
  2
  4

Property Type: House**Land Size:** 1011 sqm approx

Agent Comments

Comparable Properties

**67 Raglan St SALE 3850 (REI)**

Agent Comments

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Price: \$900,000**Method:** Private Sale**Date:** 30/09/2025**Property Type:** House**Land Size:** 4419 sqm approx**101 Macalister St SALE 3850 (REI/VG)**

Agent Comments

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  3

Price: \$930,000**Method:** Private Sale**Date:** 02/05/2025**Property Type:** House**Land Size:** 697 sqm approx**40 Barkly St SALE 3850 (VG)**

Agent Comments

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Price: \$899,000**Method:** Sale**Date:** 15/07/2024**Property Type:** House (Res)**Land Size:** 1021 sqm approx

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