

# 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

114a Marley Street, Sale Vic 3850

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$479,000

### Median sale price

Median price \$492,500

Property Type House

Suburb Sale

Period - From 01/07/2024

to 30/06/2025

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	211 Raglan St SALE 3850	\$478,000	11/07/2025
2	1b Nicholson St SALE 3850	\$470,000	12/12/2024
3	174 Pearson St SALE 3850	\$490,000	15/08/2024

**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:

15/08/2025 16:15



 3   
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**Property Type:** House  
**Land Size:** 473 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$479,000  
**Median House Price**  
 Year ending June 2025: \$492,500

## Comparable Properties



211 Raglan St SALE 3850 (REI/VG)

Agent Comments

 2   
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  2

**Price:** \$478,000  
**Method:** Private Sale  
**Date:** 11/07/2025  
**Property Type:** House  
**Land Size:** 416 sqm approx



1b Nicholson St SALE 3850 (REI/VG)

Agent Comments

 2   
  2   
  2

**Price:** \$470,000  
**Method:** Private Sale  
**Date:** 12/12/2024  
**Property Type:** House  
**Land Size:** 328 sqm approx



174 Pearson St SALE 3850 (VG)

Agent Comments

 2   
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**Price:** \$490,000  
**Method:** Sale  
**Date:** 15/08/2024  
**Property Type:** House (Res)  
**Land Size:** 722 sqm approx

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