

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

12 Nest Court, Sale Vic 3850

Indicative selling price

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

Single price \$980,000

Median sale price

Median price \$516,000

Property Type House

Suburb Sale

Period - From 01/07/2025

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	49 Stevens St SALE 3850	\$879,000	10/10/2025
2	71 Stevens St SALE 3850	\$880,000	13/09/2024
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:

15/12/2025 16:49

Bel Bateson

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Indicative Selling Price

\$980,000

Median House Price

September quarter 2025: \$516,000



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Property Type: House**Land Size:** 1066 sqm approx

Agent Comments

Comparable Properties

**49 Stevens St SALE 3850 (REI)**

Agent Comments

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Price: \$879,000**Method:** Private Sale**Date:** 10/10/2025**Property Type:** House**Land Size:** 1008 sqm approx**71 Stevens St SALE 3850 (REI/VG)**

Agent Comments

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Price: \$880,000**Method:** Private Sale**Date:** 13/09/2024**Property Type:** House**Land Size:** 1000 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