

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 \$949,000

Median sale price

Median price \$520,000

Property Type House

Suburb Sale

Period - From 01/01/2025

to 31/12/2025

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 eighteen 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 Inglis St SALE 3850	\$950,000	27/02/2026
2	13 Page Ct SALE 3850	\$935,000	16/02/2026
3			

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 eighteen months.

This Statement of Information was prepared on:

10/03/2026 15:44

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

Indicative Selling Price
\$949,000

Median House Price
Year ending December 2025: \$520,000



Property Type: House
Agent Comments

Comparable Properties



3 Inglis St SALE 3850 (REI)

Agent Comments



Price: \$950,000
Method: Private Sale
Date: 27/02/2026
Property Type: House
Land Size: 1667 sqm approx



13 Page Ct SALE 3850 (REI)

Agent Comments



Price: \$935,000
Method: Private Sale
Date: 16/02/2026
Property Type: House
Land Size: 1120 sqm approx

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 eighteen months.

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



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