Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale	Pro	perty	offered	for sa	le
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Address	13 Peck Place, 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 \$619,000

Median sale price

Median price	\$485,000	Pro	perty Type	House		Suburb	Sale
Period - From	04/03/2024	to	03/03/2025		Source	Property	/ Data

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.

Ad	dress of comparable property	Price	Date of sale
1	32 Dyer Av SALE 3850	\$615,000	06/01/2025
2	34 Swan Lake Dr SALE 3850	\$610,000	20/06/2024
3	12 Lazzaro Cr SALE 3850	\$610,000	16/02/2024

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:	04/03/2025 11:01
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Property Type: House Land Size: 800 sqm approx Agent Comments Indicative Selling Price \$619,000 Median House Price 04/03/2024 - 03/03/2025: \$485,000

Comparable Properties



32 Dyer Av SALE 3850 (REI/VG)

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Agent Comments

Price: \$615,000 Method: Private Sale Date: 06/01/2025 Property Type: House Land Size: 906 sqm approx



34 Swan Lake Dr SALE 3850 (REI/VG)

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Agent Comments

Price: \$610,000 Method: Private Sale Date: 20/06/2024 Property Type: House Land Size: 671 sqm approx



12 Lazzaro Cr SALE 3850 (REI/VG)

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Price: \$610,000 Method: Private Sale Date: 16/02/2024 Property Type: House Land Size: 699 sqm approx Agent Comments

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





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