

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

13 Topping Street, Sale Vic 3850

Indicative selling price

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

Single price \$479,000

Median sale price

Median price \$491,250

Property Type House

Suburb Sale

Period - From 24/06/2024

to

23/06/2025

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.

| | Address of comparable property | Price | Date of sale |
|---|--------------------------------|-----------|--------------|
| 1 | 3 Ellen Way SALE 3850 | \$515,000 | 13/06/2025 |
| 2 | 62 Elgin St SALE 3850 | \$502,000 | 31/05/2025 |
| 3 | 3 Cranswick Cr SALE 3850 | \$510,000 | 01/05/2025 |

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:

24/06/2025 10:49



3 1 2

Property Type: House
Land Size: 659 sqm approx
Agent Comments

Indicative Selling Price
\$479,000

Median House Price
24/06/2024 - 23/06/2025: \$491,250

Comparable Properties



3 Ellen Way SALE 3850 (REI)

Agent Comments

3 1 1

Price: \$515,000
Method: Private Sale
Date: 13/06/2025
Property Type: House



62 Elgin St SALE 3850 (REI)

Agent Comments

3 1 3

Price: \$502,000
Method: Private Sale
Date: 31/05/2025
Property Type: House
Land Size: 1000 sqm approx



3 Cranswick Cr SALE 3850 (REI/VG)

Agent Comments

3 1 2

Price: \$510,000
Method: Private Sale
Date: 01/05/2025
Property Type: House
Land Size: 667 sqm approx

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