

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

14 Montgomery Street, Sale Vic 3850

Indicative selling price

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

Single price

\$565,000

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	15 Montgomery St SALE 3850	\$570,000	25/09/2025
2	6 Wharf Ct SALE 3850	\$565,000	20/06/2025
3	7 Dion Ct SALE 3850	\$570,000	13/05/2025

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:

11/11/2025 12:31

Bel Bateson
03 51444333
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Indicative Selling Price

\$565,000

Median House Price

September quarter 2025: \$516,000



Property Type:

Agent Comments

Comparable Properties



15 Montgomery St SALE 3850 (REI/VG)

Agent Comments



Price: \$570,000

Method: Private Sale

Date: 25/09/2025

Property Type: House

Land Size: 843 sqm approx



6 Wharf Ct SALE 3850 (REI/VG)

Agent Comments



Price: \$565,000

Method: Private Sale

Date: 20/06/2025

Property Type: House

Land Size: 819 sqm approx



7 Dion Ct SALE 3850 (REI/VG)

Agent Comments



Price: \$570,000

Method: Private Sale

Date: 13/05/2025

Property Type: House

Land Size: 856 sqm approx

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