

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

140 Fitzroy Street, Sale Vic 3850

Indicative selling price

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

Single price

\$329,950

Median sale price

Median price

\$542,500

Property Type

House

Suburb

Sale

Period - From

01/01/2025

to

31/03/2025

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	278 Raglan St SALE 3850	\$312,000	22/10/2024
2	155 Macarthur St SALE 3850	\$325,000	27/06/2024
3	27 Raglan St SALE 3850	\$340,000	08/01/2024

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:

11/04/2025 16:43

140 Fitzroy Street, Sale Vic 3850

GRAHAM CHALMER
PTY. LTD.

Brett Glover
5144 4333
0408 384 147
brettg@chalmer.com

Indicative Selling Price
\$329,950

Median House Price
March quarter 2025: \$542,500



3 1 2

Rooms: 5
Property Type: House
Land Size: 736 sqm approx
Agent Comments

Comparable Properties



278 Raglan St SALE 3850 (REI/VG)

Agent Comments

3 1 1

Price: \$312,000
Method: Private Sale
Date: 22/10/2024
Property Type: House
Land Size: 573 sqm approx



155 Macarthur St SALE 3850 (REI/VG)

Agent Comments

3 1 4

Price: \$325,000
Method: Private Sale
Date: 27/06/2024
Property Type: House
Land Size: 622 sqm approx



27 Raglan St SALE 3850 (VG)

Agent Comments

3 - -

Price: \$340,000
Method: Sale
Date: 08/01/2024
Property Type: House (Res)
Land Size: 582 sqm approx

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



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.