

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

142A Market Street, Sale Vic 3850

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$569,000

### Median sale price

Median price

\$475,000

Property Type

House

Suburb

Sale

Period - From

01/04/2024

to

31/03/2025

Source

REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six 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	117 Lansdowne St SALE 3850	\$580,000	27/05/2025
2	180 Fitzroy St SALE 3850	\$580,000	13/02/2025
3	125 Stawell St SALE 3850	\$575,000	05/02/2025

OR

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

18/06/2025 17:08



**Property Type:** House

**Land Size:** 587 sqm approx

Agent Comments



## Comparable Properties



**117 Lansdowne St SALE 3850 (REI)**

Agent Comments



**Price:** \$580,000

**Method:** Private Sale

**Date:** 27/05/2025

**Property Type:** House

**Land Size:** 1011 sqm approx



**180 Fitzroy St SALE 3850 (VG)**

Agent Comments



**Price:** \$580,000

**Method:** Sale

**Date:** 13/02/2025

**Property Type:** House (Res)

**Land Size:** 682 sqm approx



**125 Stawell St SALE 3850 (REI/VG)**

Agent Comments



**Price:** \$575,000

**Method:** Private Sale

**Date:** 05/02/2025

**Property Type:** House

**Land Size:** 420 sqm approx

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