

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

Single price

\$580,000

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	180 Fitzroy St SALE 3850	\$580,000	13/02/2025
2	125 Stawell St SALE 3850	\$575,000	05/02/2025
3	13 Speechley Ct SALE 3850	\$599,000	13/01/2025

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:

17/04/2025 11:29

Ferg Horan
5144 4333
0417 123 162
fhoran@chalmer.com.au

Indicative Selling Price
\$580,000

Median House Price
Year ending March 2025: \$475,000



Property Type: Land
Land Size: 588 sqm approx
Agent Comments



Comparable Properties



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



13 Speechley Ct SALE 3850 (REI/VG)

Agent Comments



Price: \$599,000
Method: Private Sale
Date: 13/01/2025
Property Type: House
Land Size: 756 sqm approx

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