Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

	15 Palmerston Street, Sale Vic 3850
Including suburb or	
locality and postcode	

Indicative selling price

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

Single price \$669,000

Median sale price

Median price \$510,000	Pro	operty Type Ho	use		Suburb	Sale
Period - From 01/04/2025	to	30/06/2025	Sou	urce	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

Aut	Address of comparable property		Date of Sale
1	9 Burling Ct SALE 3850	\$695,000	06/02/2025
2	186-188 Cunninghame St SALE 3850	\$670,000	13/09/2024
3	172 Fitzroy St SALE 3850	\$670,000	03/07/2024

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:	02/08/2025 10:47



Date of sale



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

Indicative Selling Price \$669,000 **Median House Price**

June quarter 2025: \$510,000

Rooms: 7

Property Type: House Land Size: 705 sqm approx

Agent Comments



Comparable Properties





Price: \$695,000 Method: Private Sale Date: 06/02/2025 Property Type: House Land Size: 951 sqm approx



186-188 Cunninghame St SALE 3850 (REI)





Agent Comments

Agent Comments



Price: \$670,000 Method: Private Sale Date: 13/09/2024 Property Type: House Land Size: 1011 sqm approx

172 Fitzroy St SALE 3850 (REI/VG)



Agent Comments



Price: \$670,000 Method: Private Sale Date: 03/07/2024 Property Type: House

Land Size: 700 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.