

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

16 Glomar Grove, Sale Vic 3850

Indicative selling price

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

Range between

\$450,000

&

\$480,000

Median sale price

Median price

\$570,000

Property Type

House

Suburb

Sale

Period - From

01/07/2025

to

30/06/2026

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	241 Dawson St SALE 3850	\$463,000	22/06/2026
2	186 Dawson St SALE 3850	\$500,000	14/04/2026
3	21 Glomar Gr SALE 3850	\$405,000	12/11/2025

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:

18/08/2026 11:47

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

Indicative Selling Price

\$450,000 - \$480,000

Median House Price

Year ending June 2026: \$570,000

**Property Type:**

Divorce/Estate/Family Transfers

Land Size: 595 sqm approx

Agent Comments

Comparable Properties

**241 Dawson St SALE 3850 (VG)**

Agent Comments

**Price:** \$463,000**Method:** Sale**Date:** 22/06/2026**Property Type:** House (Res)**186 Dawson St SALE 3850 (REI/VG)**

Agent Comments

**Price:** \$500,000**Method:** Private Sale**Date:** 14/04/2026**Property Type:** House**Land Size:** 613 sqm approx**21 Glomar Gr SALE 3850 (VG)**

Agent Comments

**Price:** \$405,000**Method:** Sale**Date:** 12/11/2025**Property Type:** House (Res)**Land Size:** 567 sqm approx

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