

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

18 Elgin Street, Sale Vic 3850

Indicative selling price

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

Single price \$840,000

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 eighteen 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	2/16-18 Elgin St SALE 3850	\$820,000	19/06/2025
2			
3			

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 eighteen months.~~

This Statement of Information was prepared on:

24/06/2025 10:50



Bel Bateson
03 51444333
0412 366 444
belindab@chalmer.com.au



3 2 2

Property Type: House
Land Size: 596 sqm approx
Agent Comments

Indicative Selling Price
\$840,000
Median House Price
March quarter 2025: \$542,500

Comparable Properties



2/16-18 Elgin St SALE 3850 (REI)

Agent Comments

3 2 2

Price: \$820,000
Method: Private Sale
Date: 19/06/2025
Property Type: House
Land Size: 596 sqm approx

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 eighteen months.

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



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