

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

181 Raglan Street, Sale Vic 3850

Indicative selling price

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

Single price \$549,000

Median sale price

Median price \$340,000

Property Type Unit

Suburb Sale

Period - From 01/07/2025

to 30/09/2025

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 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	2/179 RAGLAN St SALE 3850	\$490,000	29/09/2025
2	126 Barkly St SALE 3850	\$560,000	09/09/2025
3	1/35 Reeve St SALE 3850	\$490,000	22/07/2024

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:

06/10/2025 12:23

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Indicative Selling Price
\$549,000

Median Unit Price
September quarter 2025: \$340,000



Property Type:
Agent Comments

Comparable Properties



2/179 RAGLAN St SALE 3850 (REI)

Agent Comments



Price: \$490,000
Method: Private Sale
Date: 29/09/2025
Property Type: Unit



126 Barkly St SALE 3850 (REI)

Agent Comments



Price: \$560,000
Method: Private Sale
Date: 09/09/2025
Property Type: Townhouse (Single)
Land Size: 309 sqm approx



1/35 Reeve St SALE 3850 (VG)

Agent Comments



Price: \$490,000
Method: Sale
Date: 22/07/2024
Property Type: Flat/Unit/Apartment (Res)

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