

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

1A Cantwell Drive, Sale Vic 3850

Indicative selling price

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

Range between \$460,000 & \$490,000

Median sale price

Median price \$455,000 Property Type Townhouse Suburb Sale

Period - From 10/09/2024 to 09/09/2025 Source Property Data

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	211 Raglan St SALE 3850	\$478,000	11/07/2025
2	1/179 RAGLAN St SALE 3850	\$460,000	05/04/2025
3	1b Nicholson St SALE 3850	\$470,000	12/12/2024

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:

10/09/2025 14:25



Bel Bateson
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Property Type:
Agent Comments

Indicative Selling Price
\$460,000 - \$490,000
Median Townhouse Price
10/09/2024 - 09/09/2025: \$455,000

Comparable Properties



211 Raglan St SALE 3850 (REI/VG)

Agent Comments



Price: \$478,000
Method: Private Sale
Date: 11/07/2025
Property Type: House
Land Size: 416 sqm approx



1/179 RAGLAN St SALE 3850 (REI/VG)

Agent Comments



Price: \$460,000
Method: Private Sale
Date: 05/04/2025
Property Type: Unit



1b Nicholson St SALE 3850 (REI/VG)

Agent Comments



Price: \$470,000
Method: Private Sale
Date: 12/12/2024
Property Type: House
Land Size: 328 sqm approx

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



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