

# 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

2-12 Cunninghame Street, Sale Vic 3850

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,275,000

### Median sale price

Median price \$545,000

Property Type House

Suburb Sale

Period - From 01/10/2025

to 31/12/2025

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	185-187 Foster St SALE 3850	\$1,200,000	14/02/2026
2	5 Thomson St SALE 3850	\$1,220,000	08/07/2025
3	35 Mount View Rd WURRUK 3850	\$1,250,000	21/06/2025

**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:

31/03/2026 11:56

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**Indicative Selling Price**

\$1,275,000

**Median House Price**

December quarter 2025: \$545,000



**Property Type:** Hobby Farm < 20 ha (Rur)

**Land Size:** 6600 sqm approx

Agent Comments

## Comparable Properties



**185-187 Foster St SALE 3850 (REI)**

Agent Comments



**Price:** \$1,200,000

**Method:** Private Sale

**Date:** 14/02/2026

**Property Type:** House

**Land Size:** 1776 sqm approx



**5 Thomson St SALE 3850 (REI/VG)**

Agent Comments



**Price:** \$1,220,000

**Method:** Private Sale

**Date:** 08/07/2025

**Property Type:** House

**Land Size:** 694 sqm approx



**35 Mount View Rd WURRUK 3850 (REI/VG)**

Agent Comments



**Price:** \$1,250,000

**Method:** Private Sale

**Date:** 21/06/2025

**Property Type:** House

**Land Size:** 6716 sqm approx

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