

# 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

2/460 Raymond Street, Sale Vic 3850

### Indicative selling price

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

Single price

\$475,000

### Median sale price

Median price

\$491,250

Property Type

House

Suburb

Sale

Period - From

01/10/2024

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	509 Raymond St SALE 3850	\$485,000	28/08/2025
3	288 Raymond St SALE 3850	\$465,000	13/03/2025

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:

28/11/2025 17:04

Chris Morrison

0351439206

0419381832

cjmorrison@chalmer.com.au

**Indicative Selling Price**

\$475,000

**Median House Price**

Year ending September 2025: \$491,250



2   
 1   
 1

**Rooms:** 4**Property Type:** Unit**Land Size:** 262 sqm approx

Agent Comments

## Comparable Properties

**2/179 RAGLAN St SALE 3850 (REI)**

Agent Comments

3   
 2   
 2

**Price:** \$490,000**Method:** Private Sale**Date:** 29/09/2025**Property Type:** Unit**509 Raymond St SALE 3850 (REI/VG)**

Agent Comments

4   
 1   
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**Price:** \$485,000**Method:** Private Sale**Date:** 28/08/2025**Property Type:** House**Land Size:** 841 sqm approx**288 Raymond St SALE 3850 (VG)**

Agent Comments

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**Price:** \$465,000**Method:** Sale**Date:** 13/03/2025**Property Type:** Retail (Com)**Land Size:** 5183 sqm approx

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