

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 Fitzroy Street, Sale Vic 3850

Indicative selling price

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

Single price

\$379,500

Median sale price

Median price

\$510,000

Property Type

House

Suburb

Sale

Period - From

01/04/2025

to

30/06/2025

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	187 Raglan St SALE 3850	\$410,000	30/05/2025
2	176 Fitzroy St SALE 3850	\$410,000	02/05/2025
3	138 Stawell St SALE 3850	\$395,000	10/04/2025

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:

23/07/2025 13:15



3 1 2

Property Type: House
Agent Comments

Indicative Selling Price
\$379,500

Median House Price
June quarter 2025: \$510,000

Comparable Properties



187 Raglan St SALE 3850 (REI/VG)

Agent Comments

3 1 3

Price: \$410,000
Method: Private Sale
Date: 30/05/2025
Property Type: House
Land Size: 675 sqm approx



176 Fitzroy St SALE 3850 (REI/VG)

Agent Comments

4 1 4

Price: \$410,000
Method: Private Sale
Date: 02/05/2025
Property Type: House
Land Size: 678 sqm approx



138 Stawell St SALE 3850 (REI/VG)

Agent Comments

3 1 2

Price: \$395,000
Method: Private Sale
Date: 10/04/2025
Property Type: House
Land Size: 613 sqm approx

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