

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

23 Fitzroy Street, Sale Vic 3850

Indicative selling price

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

Single price

\$415,000

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 eighteen 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	63 Topping St SALE 3850	\$420,000	20/06/2025
2	176 Fitzroy St SALE 3850	\$410,000	02/05/2025
3			

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 eighteen months.

This Statement of Information was prepared on:

08/12/2025 15:06



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Indicative Selling Price
\$415,000

Median House Price
Year ending September 2025: \$491,250



3 1 2

Rooms: 5
Property Type: House
Land Size: 644 sqm approx
Agent Comments

Comparable Properties



63 Topping St SALE 3850 (REI/VG)

Agent Comments

3 1 2

Price: \$420,000
Method: Private Sale
Date: 20/06/2025
Property Type: House
Land Size: 1161 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

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 eighteen months.



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