

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

243 Guthridge Parade, Sale Vic 3850

Indicative selling price

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

Range between \$465,000 & \$511,500

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	121 Fitzroy St SALE 3850	\$460,000	11/12/2025
2	199 Dawson St SALE 3850	\$465,000	28/11/2025
3	306 Guthridge Pde SALE 3850	\$475,000	05/12/2024

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:

19/01/2026 13:06



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3 1 2

Property Type: House
Land Size: 972 sqm approx
 Agent Comments

Indicative Selling Price
 \$465,000 - \$511,500
Median House Price
 December quarter 2025: \$545,000

Comparable Properties



121 Fitzroy St SALE 3850 (REI/VG)

Agent Comments

3 1 1

Price: \$460,000
Method: Private Sale
Date: 11/12/2025
Property Type: House
Land Size: 443 sqm approx



199 Dawson St SALE 3850 (VG)

Agent Comments

3 - -

Price: \$465,000
Method: Sale
Date: 28/11/2025
Property Type: House (Res)
Land Size: 693 sqm approx



306 Guthridge Pde SALE 3850 (REI)

Agent Comments

4 1 4

Price: \$475,000
Method: Private Sale
Date: 05/12/2024
Property Type: House
Land Size: 830 sqm approx

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



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