

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

245 Guthridge Parade, Sale Vic 3850

Indicative selling price

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

Single price

\$530,000

Median sale price

Median price

\$542,500

Property Type

House

Suburb

Sale

Period - From

01/01/2025

to

31/03/2025

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	8 San Luis Dr SALE 3850	\$539,000	28/03/2025
2	3 Janice Way SALE 3850	\$545,000	25/03/2024
3	19 Darling St SALE 3850	\$535,000	14/03/2024

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:

04/07/2025 10:43

Ferg Horan
5144 4333
0417 123 162
fhoran@chalmer.com.au

Indicative Selling Price
\$530,000

Median House Price
March quarter 2025: \$542,500



4 2 3

Rooms: 8
Property Type: House
Land Size: 960 sqm approx
Agent Comments

Comparable Properties



8 San Luis Dr SALE 3850 (REI/VG)

Agent Comments

4 2 4

Price: \$539,000
Method: Private Sale
Date: 28/03/2025
Property Type: House
Land Size: 692 sqm approx



3 Janice Way SALE 3850 (VG)

Agent Comments

3 - -

Price: \$545,000
Method: Sale
Date: 25/03/2024
Property Type: House (Res)
Land Size: 865 sqm approx



19 Darling St SALE 3850 (REI)

Agent Comments

5 2 2

Price: \$535,000
Method: Private Sale
Date: 14/03/2024
Property Type: House
Land Size: 1203 sqm approx

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