

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

28 Turnbull Street, Sale Vic 3850

Indicative selling price

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

Range between \$530,000

&

\$560,000

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	245 Guthridge Pde SALE 3850	\$530,000	22/07/2025
2	83 Market St SALE 3850	\$542,500	17/04/2025
3	405 York St SALE 3850	\$550,000	22/01/2025

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:

13/10/2025 09:21



Rooms: 7

Property Type: House

Land Size: 582 sqm approx

Agent Comments

Comparable Properties



245 Guthridge Pde SALE 3850 (REI)

Agent Comments



Price: \$530,000

Method: Private Sale

Date: 22/07/2025

Property Type: House



83 Market St SALE 3850 (REI/VG)

Agent Comments



Price: \$542,500

Method: Private Sale

Date: 17/04/2025

Property Type: House

Land Size: 1011 sqm approx



405 York St SALE 3850 (VG)

Agent Comments



Price: \$550,000

Method: Sale

Date: 22/01/2025

Property Type: Res Investment - Boarding House

Land Size: 1343 sqm approx

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