

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

4/110 Fitzroy Street, Sale Vic 3850

Indicative selling price

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

Single price

\$225,000

Median sale price

Median price

\$370,000

Property Type

Unit

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	3/72 Thomson St SALE 3850	\$250,000	20/06/2025
2	12/35 Stead St SALE 3850	\$195,000	17/06/2025
3	2/102 Fitzroy St SALE 3850	\$182,000	27/02/2024

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:

01/08/2025 11:25

4/110 Fitzroy Street, Sale Vic 3850

Chalmer

Matt Cutler

03 51444333

0438356761

matthewc@chalmer.com.au

Indicative Selling Price

\$225,000

Median Unit Price

June quarter 2025: \$370,000



1 1 1

Rooms: 3

Property Type: Unit

Land Size: 100 sqm approx

Agent Comments

Comparable Properties



3/72 Thomson St SALE 3850 (VG)

Agent Comments

1 - -

Price: \$250,000

Method: Sale

Date: 20/06/2025

Property Type: Flat/Unit/Apartment (Res)



12/35 Stead St SALE 3850 (REI)

Agent Comments

1 1 1

Price: \$195,000

Method: Private Sale

Date: 17/06/2025

Property Type: Unit



2/102 Fitzroy St SALE 3850 (REI/VG)

Agent Comments

1 1 1

Price: \$182,000

Method: Private Sale

Date: 27/02/2024

Property Type: Unit

Land Size: 102 sqm approx

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



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