

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 Peppercorn Close, Sale Vic 3850

Indicative selling price

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

Single price

\$630,000

Median sale price

Median price

\$516,000

Property Type

House

Suburb

Sale

Period - From

01/07/2025

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	41 Relph Av SALE 3850	\$625,000	20/05/2025
2	49 Morgan St SALE 3850	\$630,000	21/03/2025
3	26 Glebe Dr SALE 3850	\$625,000	15/01/2025

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:

07/11/2025 16:52

Brett Glover
5144 4333
0408 384 147
brettg@chalmer.com

Indicative Selling Price
\$630,000

Median House Price
September quarter 2025: \$516,000



Property Type: House (Res)
Land Size: 531 sqm approx
Agent Comments

Comparable Properties



41 Relph Av SALE 3850 (REI/VG)

Agent Comments



Price: \$625,000
Method: Private Sale
Date: 20/05/2025
Property Type: House
Land Size: 692 sqm approx



49 Morgan St SALE 3850 (REI/VG)

Agent Comments



Price: \$630,000
Method: Private Sale
Date: 21/03/2025
Property Type: House
Land Size: 672 sqm approx



26 Glebe Dr SALE 3850 (REI/VG)

Agent Comments



Price: \$625,000
Method: Private Sale
Date: 15/01/2025
Property Type: House
Land Size: 760 sqm approx

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