### 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	4 Peppercorn Close, Sale Vic 3850
Including suburb or	
locality and postcode	

#### 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	Pro	perty 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

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 comparableproperties 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

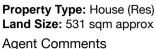
Indicative Selling Price \$630,000 Median House Price

September quarter 2025: \$516,000

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# Comparable Properties



41 Relph Av SALE 3850 (REI/VG)

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Price: \$625,000

Method: Private Sale

Date: 20/05/2025

Property Type: House

Land Size: 692 sqm approx

Agent Comments



49 Morgan St SALE 3850 (REI/VG)

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**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)



4





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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



