

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

49 Topping Street, Sale Vic 3850

Indicative selling price

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

Single price \$790,000

Median sale price

Median price \$492,500

Property Type House

Suburb Sale

Period - From 01/07/2024

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	10 Fitzroy St SALE 3850	\$795,000	07/02/2025
2	96 Montgomery St SALE 3850	\$780,000	26/11/2024
3	6 Stafford Dr SALE 3850	\$785,000	15/05/2024

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:

06/08/2025 12:23

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Indicative Selling Price
\$790,000

Median House Price
Year ending June 2025: \$492,500



4 2 4

Property Type: House
Land Size: 1517 sqm approx
Agent Comments

Comparable Properties



10 Fitzroy St SALE 3850 (REI/VG)

Agent Comments

4 2 5

Price: \$795,000
Method: Private Sale
Date: 07/02/2025
Property Type: House
Land Size: 797 sqm approx



96 Montgomery St SALE 3850 (REI/VG)

Agent Comments

3 2 6

Price: \$780,000
Method: Private Sale
Date: 26/11/2024
Property Type: House
Land Size: 2007 sqm approx



6 Stafford Dr SALE 3850 (REI/VG)

Agent Comments

4 2 2

Price: \$785,000
Method: Private Sale
Date: 15/05/2024
Property Type: House
Land Size: 809 sqm approx

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