

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 5/165 Pearson Street, 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 \$195,000

Median sale price

Median price \$337,500

Property Type Unit

Suburb Sale

Period - From 01/10/2025

to 31/12/2025

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 | 8/391 York St SALE 3850 | \$199,000 | 13/10/2025 |
| 2 | 4/110 Fitzroy St SALE 3850 | \$215,000 | 26/08/2025 |
| 3 | 12/35 Stead St SALE 3850 | \$195,000 | 17/06/2025 |

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:

21/01/2026 13:59



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Property Type: Unit
Agent Comments

Indicative Selling Price
\$195,000
Median Unit Price
December quarter 2025: \$337,500

Comparable Properties



8/391 York St SALE 3850 (REI/VG)

[Agent Comments](#)

1 1 -

Price: \$199,000
Method: Private Sale
Date: 13/10/2025
Property Type: Unit



4/110 Fitzroy St SALE 3850 (REI/VG)

[Agent Comments](#)

1 1 1

Price: \$215,000
Method: Private Sale
Date: 26/08/2025
Property Type: Unit



12/35 Stead St SALE 3850 (REI/VG)

[Agent Comments](#)

1 1 1

Price: \$195,000
Method: Private Sale
Date: 17/06/2025
Property Type: Unit

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



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