

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

52 Thomson Street, Sale Vic 3850

Indicative selling price

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

Single price \$580,000

Median sale price

Median price \$545,000

Property Type House

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	2/16-18 Market St SALE 3850	\$570,000	14/10/2025
2	126 Barkly St SALE 3850	\$560,000	09/09/2025
3	125 Stawell St SALE 3850	\$575,000	05/02/2025

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:

15/01/2026 14:20

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2 2 1

Property Type: House
Land Size: 157 sqm approx
Agent Comments

Indicative Selling Price
\$580,000
Median House Price
December quarter 2025: \$545,000

Comparable Properties



2/16-18 Market St SALE 3850 (REI)

Agent Comments

3 2 2

Price: \$570,000
Method: Private Sale
Date: 14/10/2025
Property Type: Townhouse (Single)



126 Barkly St SALE 3850 (REI/VG)

Agent Comments

3 2 2

Price: \$560,000
Method: Private Sale
Date: 09/09/2025
Property Type: Townhouse (Single)
Land Size: 309 sqm approx



125 Stawell St SALE 3850 (REI/VG)

Agent Comments

3 2 1

Price: \$575,000
Method: Private Sale
Date: 05/02/2025
Property Type: House
Land Size: 420 sqm approx

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