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	52 Thomson 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

5,000

Median sale price

Median price	\$456,000	Pro	perty Type T	ownhouse		Suburb	Sale
Period - From	10/11/2024	to	09/11/2025	S	ource	Property	v Data

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	115b Market St SALE 3850	\$550,000	22/07/2025
2	125 Stawell St SALE 3850	\$575,000	05/02/2025
3	20b Turnbull St SALE 3850	\$630,000	12/06/2024

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:	10/11/2025 15:06





Sarah Bedggood 5144 4333 0400 614 669 sarahb@chalmer.com.au

Indicative Selling Price \$595,000 **Median Townhouse Price** 10/11/2024 - 09/11/2025: \$456,000





Rooms: 5

Property Type: Townhouse

(Single)

Agent Comments

Comparable Properties



115b Market St SALE 3850 (REI/VG)

Price: \$550,000 Method: Private Sale Date: 22/07/2025 Property Type: House Land Size: 506 sqm approx **Agent Comments**



125 Stawell St SALE 3850 (REI/VG)

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

20b Turnbull St SALE 3850 (VG)

Price: \$630,000 Method: Sale Date: 12/06/2024

Property Type: House (Res) Land Size: 367 sqm approx **Agent Comments**

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



