Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address	54 Montgomery 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 \$555,000

Median sale price

Median price	\$542,500	Pro	perty Type	House		Suburb	Sale
Period - From	01/01/2025	to	31/03/2025		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

	aress of comparable property	1 1100	Date of Sale
1	23 Stafford Dr SALE 3850	\$570,000	14/03/2025
2	14 Rebecca Dr SALE 3850	\$575,000	04/09/2024
3	1 Stafford Dr SALE 3850	\$552,000	05/04/2024

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:	21/05/2025 14:12



Date of sale



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

Indicative Selling Price \$555,000 Median House Price March quarter 2025: \$542,500





Property Type: House **Land Size:** 832 sqm approx

Agent Comments

Comparable Properties



23 Stafford Dr SALE 3850 (REI/VG)

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a :

Price: \$570,000 Method: Private Sale Date: 14/03/2025 Property Type: House

Land Size: 737 sqm approx

Agent Comments



14 Rebecca Dr SALE 3850 (REI/VG)

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Price: \$575,000 Method: Private Sale Date: 04/09/2024 Property Type: House Land Size: 774 sqm approx

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Agent Comments





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Agent Comments

Price: \$552,000 Method: Private Sale Date: 05/04/2024 Property Type: House Land Size: 819 sqm approx

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





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