

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

1/5 Nicholson Street, Sale Vic 3850

Indicative selling price

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

Single price

\$238,000

Median sale price

Median price

\$491,250

Property Type

House

Suburb

Sale

Period - From

01/10/2024

to

30/09/2025

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	4/74 Marley St SALE 3850	\$247,000	24/10/2025
2	4/110 Fitzroy St SALE 3850	\$215,000	26/08/2025
3	5/74 Marley St SALE 3850	\$245,000	07/02/2025

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:

01/12/2025 15:49

1/5 Nicholson Street, Sale Vic 3850

Chalmer

Ferg Horan

5144 4333

0417 123 162

fhoran@chalmer.com.au

Indicative Selling Price

\$238,000

Median House Price

Year ending September 2025: \$491,250



2 1 1

Rooms: 3

Property Type: Apartment

Agent Comments

Comparable Properties



4/74 Marley St SALE 3850 (REI/VG)

Agent Comments

2 1 1

Price: \$247,000

Method: Private Sale

Date: 24/10/2025

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



5/74 Marley St SALE 3850 (REI/VG)

Agent Comments

2 1 1

Price: \$245,000

Method: Private Sale

Date: 07/02/2025

Property Type: Unit

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



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