Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered t	for sale
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Address	6 Nest Court, 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 \$1,195,000

Median sale price

Median price	\$491,250	Pro	perty 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

Au	areas or comparable property	1 1100	Date of Sale
1	20 Evelyn Dr SALE 3850	\$1,037,500	18/11/2024
2	9 Millicent Ct SALE 3850	\$1,235,000	05/09/2024
3	39 Glencoe Rd LONGFORD 3851	\$1,020,000	26/08/2024

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:	06/10/2025 16:02



Date of sale



Bel Bateson 03 51444333 0412 366 444 belindab@chalmer.com.au

Indicative Selling Price \$1,195,000 **Median House Price** Year ending September 2025: \$491,250



Property Type: House Land Size: 2863 sqm approx

Agent Comments

Comparable Properties



20 Evelyn Dr SALE 3850 (REI/VG)

Price: \$1,037,500 Method: Private Sale Date: 18/11/2024 Property Type: House

Land Size: 2000 sqm approx

Agent Comments



9 Millicent Ct SALE 3850 (REI/VG)

Price: \$1,235,000 Method: Private Sale Date: 05/09/2024 Property Type: House

Land Size: 3953 sqm approx

Agent Comments



39 Glencoe Rd LONGFORD 3851 (REI/VG)

Price: \$1,020,000 Method: Private Sale

Date: 26/08/2024 Property Type: House Land Size: 10000 sqm approx **Agent Comments**

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





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