

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 69 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

Single price \$520,000

Median sale price

Median price \$516,000 Property Type House Suburb Sale
Period - From 01/07/2025 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 63 Inglis St SALE 3850	\$520,000	29/09/2025
2 72 Montgomery St SALE 3850	\$535,000	03/09/2025
3 245 Guthridge Pde SALE 3850	\$530,000	22/07/2025

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:

03/11/2025 17:26



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Rooms: 7**Property Type:** House**Land Size:** 1012 sqm approx

Agent Comments

Indicative Selling Price

\$520,000

Median House Price

September quarter 2025: \$516,000

Comparable Properties

**63 Inglis St SALE 3850 (REI)**

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Agent Comments

Price: \$520,000**Method:** Private Sale**Date:** 29/09/2025**Property Type:** House**Land Size:** 741 sqm approx**72 Montgomery St SALE 3850 (REI/VG)**

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Agent Comments

Price: \$535,000**Method:** Private Sale**Date:** 03/09/2025**Property Type:** House (Res)**Land Size:** 792 sqm approx**245 Guthridge Pde SALE 3850 (REI/VG)**

4



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Agent Comments

Price: \$530,000**Method:** Private Sale**Date:** 22/07/2025**Property Type:** House**Land Size:** 960 sqm approx

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