

# 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

69 Thomson Street, Sale Vic 3850

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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



5   1   3

**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)**  
 4   2   2

**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)**  
 4   2   2

**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   2   3

**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