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

Address	72 Barkly 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 \$519,000

Median sale price

Median price \$516,000	Pro	pperty Type Ho	use	Subur	Sale
Period - From 01/07/2025	to	30/09/2025	Soul	rce 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

1	174 Raglan St SALE 3850	\$535,000	03/07/2025
2	62 Elgin St SALE 3850	\$502,000	31/05/2025
3	117 Lansdowne St SALE 3850	\$580,000	27/05/2025

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:	15/10/2025 16:50



Date of sale



Matt Cutler 03 51444333 0438356761 matthewc@chalmer.com.au

Indicative Selling Price \$519,000 Median House Price September quarter 2025: \$516,000





Property Type: House Agent Comments

Comparable Properties



174 Ragian St SALE 3850 (REI/VG)

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Price: \$535,000 Method: Private Sale Date: 03/07/2025 Property Type: House Land Size: 948 sqm approx **Agent Comments**



62 Elgin St SALE 3850 (REI/VG)

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Agent Comments

Price: \$502,000 Method: Private Sale Date: 31/05/2025 Property Type: House Land Size: 1000 sqm approx

117 Lansdowne St SALE 3850 (REI/VG)

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Price: \$580,000 Method: Private Sale Date: 27/05/2025 Property Type: House Land Size: 1011 sqm approx Agent Comments



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





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