

# 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

85 Raglan Street, Sale Vic 3850

### Indicative selling price

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

Single price

\$549,000

### Median sale price

Median price

\$475,000

Property Type

House

Suburb

Sale

Period - From

01/01/2024

to

31/12/2024

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 | 405 York St SALE 3850          | \$550,000 | 22/01/2025   |
| 2 | 13 Speechley Ct SALE 3850      | \$599,000 | 13/01/2025   |
| 3 | 142 Raglan St SALE 3850        | \$550,000 | 29/11/2024   |

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:

07/03/2025 13:06

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**Indicative Selling Price**  
\$549,000

**Median House Price**  
Year ending December 2024: \$475,000



3   2   2

**Property Type:** House  
**Land Size:** 689 sqm approx  
**Agent Comments**

## Comparable Properties



**405 York St SALE 3850 (VG)**

**Agent Comments**

4   -   -

**Price:** \$550,000  
**Method:** Sale  
**Date:** 22/01/2025  
**Property Type:** Res Investment - Boarding House  
**Land Size:** 1343 sqm approx



**13 Speechley Ct SALE 3850 (REI/VG)**

**Agent Comments**

4   2   3

**Price:** \$599,000  
**Method:** Private Sale  
**Date:** 13/01/2025  
**Property Type:** House  
**Land Size:** 756 sqm approx



**142 Raglan St SALE 3850 (REI/VG)**

**Agent Comments**

3   2   2

**Price:** \$550,000  
**Method:** Private Sale  
**Date:** 29/11/2024  
**Property Type:** House  
**Land Size:** 378 sqm approx

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