

# 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

88 Stawell 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 \$559,000

### 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	193 Macarthur St SALE 3850	\$549,000	12/11/2025
2	125 Stawell St SALE 3850	\$575,000	05/02/2025
3	104 Stawell St SALE 3850	\$565,000	22/07/2024

**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:

21/11/2025 12:19



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$559,000  
**Median House Price**  
September quarter 2025: \$516,000

## Comparable Properties



**193 Macarthur St SALE 3850 (REI)**

Agent Comments



**Price:** \$549,000  
**Method:** Private Sale  
**Date:** 12/11/2025  
**Property Type:** House  
**Land Size:** 791 sqm approx



**125 Stawell St SALE 3850 (REI/VG)**

Agent Comments



**Price:** \$575,000  
**Method:** Private Sale  
**Date:** 05/02/2025  
**Property Type:** House  
**Land Size:** 420 sqm approx



**104 Stawell St SALE 3850 (REI/VG)**

Agent Comments



**Price:** \$565,000  
**Method:** Private Sale  
**Date:** 22/07/2024  
**Property Type:** House  
**Land Size:** 674 sqm approx

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