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	94 Raglan 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	Pro	perty 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

Address of comparable property		Price	Date of sale
1	63 Inglis St SALE 3850	\$520,000	29/09/2025
2	245 Guthridge Pde SALE 3850	\$530,000	22/07/2025
3	22 Sandra Ct SALE 3850	\$548,000	18/07/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	12/11/2025 17:05













Property Type: Agent Comments

Indicative Selling Price \$520,000 **Median House Price** September quarter 2025: \$516,000

Comparable Properties



63 Inglis St SALE 3850 (REI)







Agent Comments

Price: \$520,000 Method: Private Sale Date: 29/09/2025 Property Type: House

Land Size: 741 sqm approx



245 Guthridge Pde SALE 3850 (REI/VG)







Agent Comments

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



22 Sandra Ct SALE 3850 (REI/VG)





Agent Comments

Price: \$548,000 Method: Private Sale Date: 18/07/2025 Property Type: House Land Size: 875 sqm approx

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





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