

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

94 Raglan Street, Sale Vic 3850

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

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	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 comparable properties 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