

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 and postcode	86B MONTGOMERY STREET, Sale, VIC 3850

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price	\$1,395,000
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Median sale price

Median price	\$493,000	Property Type	House	Suburb	Sale (3850)
Period - From	01/04/2025	to	30/06/2025	Source	REIV

Comparable property sales

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:	25/07/2025
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