

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

24-26 Thomson Street, Sale Vic 3850

Indicative selling price

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

Single price

\$470,000

Median sale price

Median price

\$492,500

Property Type

House

Suburb

Sale

Period - From

04/08/2024

to

03/08/2025

Source

Property Data

Comparable property sales (*Delete A or B below as applicable)

~~A* These are the three properties sold within two kilometres of the property for sale in the last six 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	172 Pearson St SALE 3850	\$440,000	30/04/2025
2	17 Reeve St SALE 3850	\$455,000	04/04/2025
3			

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

04/08/2025 16:56



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Indicative Selling Price
\$470,000

Median House Price
04/08/2024 - 03/08/2025: \$492,500



2 2 2

Property Type:
Divorce/Estate/Family Transfers
Land Size: 392 sqm approx
Agent Comments

Comparable Properties



172 Pearson St SALE 3850 (REI/VG)

Agent Comments

3 2 -

Price: \$440,000
Method: Private Sale
Date: 30/04/2025
Property Type: House
Land Size: 610 sqm approx



17 Reeve St SALE 3850 (REI/VG)

Agent Comments

3 2 2

Price: \$455,000
Method: Private Sale
Date: 04/04/2025
Property Type: House
Land Size: 382 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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



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