

# 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 68 Montgomery 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 \$520,000

### Median sale price

Median price \$493,000 Property Type House Suburb Sale (3850)

Period - From 01/01/2025 to 31/03/2025 Source REIV

### Comparable property sales

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
3 ELLEN WAY, SALE VIC 3850	\$515,000	13/06/2025
62 ELGIN STREET, SALE VIC 3850	\$502,000	31/05/2025
3 CRANSWICK CRESCENT, SALE VIC 3850	\$510,000	01/05/2025

This Statement of Information was prepared on: 12/07/2025