

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

12 Topping Street, Sale Vic 3850

Indicative selling price

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

Single price \$789,950

Median sale price

Median price \$570,000

Property Type House

Suburb Sale

Period - From 01/07/2025

to 30/06/2026

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	48 Mark Av SALE 3850	\$777,000	25/02/2026
2	49 Topping St SALE 3850	\$780,000	02/02/2026
3	16 Elgin St SALE 3850	\$820,000	19/06/2025

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:

28/09/2026 17:33

12 Topping Street, Sale Vic 3850

Chalmer

Bel Bateson

03 51444333

0412 366 444

belindab@chalmer.com.au

Indicative Selling Price

\$789,950

Median House Price

Year ending June 2026: \$570,000



Property Type:

Agent Comments

Comparable Properties



48 Mark Av SALE 3850 (REI)

Agent Comments



Price: \$777,000

Method: Private Sale

Date: 25/02/2026

Property Type: House

Land Size: 980 sqm approx



49 Topping St SALE 3850 (REI)

Agent Comments



Price: \$780,000

Method: Private Sale

Date: 02/02/2026

Property Type: House

Land Size: 1517 sqm approx



16 Elgin St SALE 3850 (REI)

Agent Comments



Price: \$820,000

Method: Private Sale

Date: 19/06/2025

Property Type: House

Land Size: 596 sqm approx

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



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