

# Statement of Information

Single residential property located outside the Melbourne metropolitan area  
Section 47AF of the *Estate Agents Act 1980*



## Property offered for sale

Street: 56 ROSS STREET

Suburb: SALE

State: VIC

Postcode: 3850

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price: \$ 499,000.00

OR

Range between: \$ & \$

## Median sale price

Median price: \$ 455,000.00

Property type: three bedroom home

Suburb: Sale

Period - From: 30 / 06 / 2024 to: 31 / 05 / 2025 Source: Real Estate.com

## 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	3 Ellen Way Sale	\$ 515,000.00	13 / 06 / 2025
2	62 Elgin Street Sale	\$ 502,000.00	31 / 05 / 2025
3	175 Raglan Street Sale	\$ 492,500.00	07 / 03 / 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: 17 June 2025