

Property Price Statement

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared

08/10/2026

Property offered for sale

Address
Including suburb and postcode

1/118 Thomson Street, Sale Vic 3850

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
N/A	N/A	N/A	N/A	N/A	N/A

Indicative selling price

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price

\$599,500

or

Range between

&

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price

N/A

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price

\$535,000

Property type

Townhouse

Suburb

Sale

Period: from

08/10/2025

to

07/10/2026

Source

Property Data

Comparable property sales

These are the three most comparable properties to the property for sale that were sold within five kilometres of the property for sale in the last 18 months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address						3/460-464 Raymond St SALE 3850											
Sale price			\$565,000			Date of sale			03/08/2026								
Key features																	
Building Type		# of bedrooms		# of bathrooms		# of car spaces		Internal floor space (in m2)		Total land size (in m2)							
Townhouse (Single)		3		2		2		N/A		N/A							

Comparable property 2

Address	126 Barkly St SALE 3850				
Sale price	\$560,000	Date of sale	09/09/2025		
Key features					
Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Townhouse (Single)	3	2	2	N/A	309

Comparable property 3

Address		115b Market St SALE 3850			
Sale price		\$550,000	Date of sale		22/07/2025
Key features					
Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	3	2	2	N/A	506

Reason there are fewer than three comparable properties

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

N/A

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price		Unconditional sale date	
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This Property Price Statement is published at:

<https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=c44f23e7b82d115fcd7a4e231c17b765>



Property Type:
Agent Comments

Indicative Selling Price
\$599,500
Median Townhouse Price
08/10/2025 - 07/10/2026: \$535,000

Comparable Properties



3/460-464 Raymond St SALE 3850 (REI)

Agent Comments



Price: \$565,000
Method: Private Sale
Date: 03/08/2026
Property Type: Townhouse (Single)



126 Barkly St SALE 3850 (REI)

Agent Comments



Price: \$560,000
Method: Private Sale
Date: 09/09/2025
Property Type: Townhouse (Single)
Land Size: 309 sqm approx



115b Market St SALE 3850 (REI)

Agent Comments



Price: \$550,000
Method: Private Sale
Date: 22/07/2025
Property Type: House
Land Size: 506 sqm approx

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