

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

1/14a Willow Court, Sale Vic 3850

Indicative selling price

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

Single price

\$447,500

Median sale price

Median price

\$527,500

Property Type

Townhouse

Suburb

Sale

Period - From

22/07/2025

to

21/07/2026

Source

Property Data

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	24 Turnbull St SALE 3850	\$475,000	17/03/2026
2	4 Turnbull St SALE 3850	\$462,000	05/02/2026
3	2/74 Guthridge Pde SALE 3850	\$445,000	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:

22/07/2026 12:48



Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$447,500

Median Townhouse Price

22/07/2025 - 21/07/2026: \$527,500

Comparable Properties



24 Turnbull St SALE 3850 (REI/VG)

Agent Comments



Price: \$475,000

Method: Private Sale

Date: 17/03/2026

Property Type: House

Land Size: 653 sqm approx



4 Turnbull St SALE 3850 (REI/VG)

Agent Comments



Price: \$462,000

Method: Private Sale

Date: 05/02/2026

Property Type: House

Land Size: 321 sqm approx



2/74 Guthridge Pde SALE 3850 (REI/VG)

Agent Comments



Price: \$445,000

Method: Private Sale

Date: 19/06/2025

Property Type: Unit

Land Size: 251 sqm approx

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