

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

11 Stuart Place, Sale Vic 3850

Indicative selling price

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

Single price \$610,000

Median sale price

Median price \$520,000

Property Type House

Suburb Sale

Period - From 01/01/2025

to 31/12/2025

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	21 Ruthberg Dr SALE 3850	\$610,000	03/03/2026
2	4 Peppercorn CI SALE 3850	\$625,000	05/01/2026
3	6 Stuart PI SALE 3850	\$560,000	26/11/2024

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:

13/03/2026 10:41



Property Type: House

Land Size: 925 sqm approx

Agent Comments

Comparable Properties



21 Ruthberg Dr SALE 3850 (REI)

Agent Comments



Price: \$610,000

Method: Private Sale

Date: 03/03/2026

Property Type: House (Res)

Land Size: 585 sqm approx



4 Peppercorn CI SALE 3850 (REI/VG)

Agent Comments



Price: \$625,000

Method: Private Sale

Date: 05/01/2026

Property Type: House

Land Size: 531 sqm approx



6 Stuart PI SALE 3850 (REI/VG)

Agent Comments



Price: \$560,000

Method: Private Sale

Date: 26/11/2024

Property Type: House

Land Size: 760 sqm approx

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