

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

134 Barkly Street, Sale Vic 3850

Indicative selling price

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

Range between

\$550,000

&

\$590,000

Median sale price

Median price

\$545,000

Property Type

House

Suburb

Sale

Period - From

01/10/2025

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	211 Somerton Park Rd SALE 3850	\$580,000	30/09/2025
2	126 Barkly St SALE 3850	\$560,000	09/09/2025
3	142 Raglan St SALE 3850	\$550,000	29/11/2024

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:

05/02/2026 11:25



Property Type:
Agent Comments

Indicative Selling Price
\$550,000 - \$590,000
Median House Price
December quarter 2025: \$545,000

Comparable Properties



211 Somerton Park Rd SALE 3850 (REI/VG)

Agent Comments



Price: \$580,000
Method: Private Sale
Date: 30/09/2025
Property Type: House
Land Size: 758 sqm approx



126 Barkly St SALE 3850 (REI/VG)

Agent Comments



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



142 Raglan St SALE 3850 (REI/VG)

Agent Comments



Price: \$550,000
Method: Private Sale
Date: 29/11/2024
Property Type: House
Land Size: 378 sqm approx

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