

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

158 Raglan Street, Sale Vic 3850

Indicative selling price

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

Single price \$460,000

Median sale price

Median price \$570,000

Property Type House

Suburb Sale

Period - From 01/07/2025

to 30/06/2026

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	241 Dawson St SALE 3850	\$463,000	22/06/2026
2	201-203 Raglan St SALE 3850	\$490,000	30/01/2026
3	175-177 Raglan St SALE 3850	\$492,500	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:

28/08/2026 10:21



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Property Type: House

Land Size: 762 sqm approx

Agent Comments

Comparable Properties



241 Dawson St SALE 3850 (VG)

Agent Comments

3 - -

Price: \$463,000

Method: Sale

Date: 22/06/2026

Property Type: House (Res)



201-203 Raglan St SALE 3850 (REI)

Agent Comments

3 1 2

Price: \$490,000

Method: Private Sale

Date: 30/01/2026

Property Type: House

Land Size: 1012 sqm approx



175-177 Raglan St SALE 3850 (REI)

Agent Comments

4 2 4

Price: \$492,500

Method: Private Sale

Date: 07/03/2025

Property Type: House

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