

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

18 Alameda Drive, Sale Vic 3850

Indicative selling price

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

Single price \$649,000

Median sale price

Median price \$537,500

Property Type House

Suburb Sale

Period - From 01/04/2025

to 31/03/2026

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	75 Inglis St SALE 3850	\$610,000	02/04/2026
2	44 Hutchison St SALE 3850	\$615,000	27/03/2026
3	93 Montgomery St SALE 3850	\$665,000	16/03/2026

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:

16/06/2026 16:25

Bel Bateson
03 51444333
0412 366 444
belindab@chalmer.com.au



4 2 2

Rooms: 9
Property Type: House
Land Size: 726 sqm approx
Agent Comments

Indicative Selling Price
\$649,000
Median House Price
Year ending March 2026: \$537,500

Comparable Properties



75 Inglis St SALE 3850 (REI/VG)

Agent Comments

4 2 2

Price: \$610,000
Method: Private Sale
Date: 02/04/2026
Property Type: House
Land Size: 836.02 sqm approx



44 Hutchison St SALE 3850 (VG)

Agent Comments

3 - -

Price: \$615,000
Method: Sale
Date: 27/03/2026
Property Type: House (Res)
Land Size: 627 sqm approx



93 Montgomery St SALE 3850 (REI/VG)

Agent Comments

5 2 6

Price: \$665,000
Method: Private Sale
Date: 16/03/2026
Property Type: House
Land Size: 790 sqm approx

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