

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

2/14a Willow Court, Sale Vic 3850

Indicative selling price

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

Single price

\$442,500

Median sale price

Median price

\$621,251

Property Type

House

Suburb

Sale

Period - From

01/04/2026

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	4/19 Elgin St SALE 3850	\$434,000	16/06/2026
2	24 Turnbull St SALE 3850	\$475,000	17/03/2026
3	4 Turnbull St SALE 3850	\$462,000	05/02/2026

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:

22/07/2026 14:43



2 1 2

Rooms: 4
Property Type: Townhouse
(Single)
Agent Comments

Indicative Selling Price
\$442,500
Median House Price
June quarter 2026: \$621,251

Comparable Properties



4/19 Elgin St SALE 3850 (REI/VG)

Agent Comments

2 1 1

Price: \$434,000
Method: Private Sale
Date: 16/06/2026
Property Type: Unit



24 Turnbull St SALE 3850 (REI/VG)

Agent Comments

2 1 2

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

2 2 2

Price: \$462,000
Method: Private Sale
Date: 05/02/2026
Property Type: House
Land Size: 321 sqm approx

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