

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 Ashley Court, Sale Vic 3850

Indicative selling price

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

Range between

\$590,000

&

\$630,000

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	55 Coverdale Dr SALE 3850	\$649,000	11/03/2026
2	4 King Av SALE 3850	\$618,000	03/02/2026
3	6 Sherrie Ct SALE 3850	\$597,500	15/01/2026

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:

30/03/2026 19:28



Property Type: House (Previously Occupied - Detached)

Land Size: 843 sqm approx

Agent Comments

Comparable Properties



55 Coverdale Dr SALE 3850 (REI)

Agent Comments



Price: \$649,000

Method: Private Sale

Date: 11/03/2026

Property Type: House



4 King Av SALE 3850 (VG)

Agent Comments



Price: \$618,000

Method: Sale

Date: 03/02/2026

Property Type: House (Res)

Land Size: 880 sqm approx



6 Sherrie Ct SALE 3850 (REI)

Agent Comments



Price: \$597,500

Method: Private Sale

Date: 15/01/2026

Property Type: House

Land Size: 905 sqm approx

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