

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

224 Guthridge Parade, Sale Vic 3850

Indicative selling price

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

Single price \$580,000

Median sale price

Median price \$545,000

Property Type House

Suburb Sale

Period - From 03/06/2025

to 02/06/2026

Source Property Data

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	11 Stuart PI SALE 3850	\$595,000	18/05/2026
2	65a Fitzroy St SALE 3850	\$585,000	30/04/2026
3	154 Patten St SALE 3850	\$555,000	16/04/2026

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:

03/06/2026 14:33

**Property Type:** House (Res)**Land Size:** 454 sqm approx

Agent Comments

Indicative Selling Price

\$580,000

Median House Price

03/06/2025 - 02/06/2026: \$545,000

Comparable Properties

**11 Stuart PI SALE 3850 (REI)**

Agent Comments

**Price:** \$595,000**Method:** Private Sale**Date:** 18/05/2026**Property Type:** House**Land Size:** 925 sqm approx**65a Fitzroy St SALE 3850 (REI)**

Agent Comments

**Price:** \$585,000**Method:** Private Sale**Date:** 30/04/2026**Property Type:** House (Res)**Land Size:** 565 sqm approx**154 Patten St SALE 3850 (REI)**

Agent Comments

**Price:** \$555,000**Method:** Private Sale**Date:** 16/04/2026**Property Type:** House**Land Size:** 371 sqm approx

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