

## 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 and  
postcode 23 Mathieson Street, Sale, VIC 3850

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price \$380,000

### Median sale price

Median price \$538,000 Property Type House Suburb Sale (3850)

Period - From 01/01/2026 to 31/03/2026 Source REIV

### Comparable property sales

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 |
|-----------------------------------|-----------|--------------|
| 15 HYLAND COURT, SALE VIC 3850    | \$382,051 | 07/04/2026   |
| 124 DAWSON STREET, SALE VIC 3850  | \$380,000 | 30/03/2026   |
| 3 OVEREND CRESCENT, SALE VIC 3850 | \$380,000 | 19/03/2026   |

This Statement of Information was prepared on: 25/06/2026