

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

243a Guthridge Parade, Sale Vic 3850

Indicative selling price

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

Single price

\$689,000

Median sale price

Median price

\$470,000

Property Type

Townhouse

Suburb

Sale

Period - From

14/04/2025

to

13/04/2026

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	47a Palmerston St SALE 3850	\$692,500	21/11/2025
2	184A Stawell St SALE 3850	\$650,000	19/08/2025
3	98a Barkly St SALE 3850	\$670,000	17/04/2025

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:

14/04/2026 11:35

Matt Cutler

03 51444333

0438356761

matthewc@chalmer.com.au

Indicative Selling Price

\$689,000

Median Townhouse Price

14/04/2025 - 13/04/2026: \$470,000

**Property Type:**

Agent Comments

Comparable Properties

**47a Palmerston St SALE 3850 (REI/VG)**

Agent Comments

**Price:** \$692,500**Method:** Private Sale**Date:** 21/11/2025**Property Type:** House (Res)**Land Size:** 454 sqm approx**184A Stawell St SALE 3850 (REI/VG)**

Agent Comments

**Price:** \$650,000**Method:** Private Sale**Date:** 19/08/2025**Property Type:** House**Land Size:** 489 sqm approx**98a Barkly St SALE 3850 (REI/VG)**

Agent Comments

**Price:** \$670,000**Method:** Private Sale**Date:** 17/04/2025**Property Type:** House**Land Size:** 520 sqm approx

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