

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

31 Valentine Crescent, Sale Vic 3850

Indicative selling price

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

Range between \$620,000 & \$640,000

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	14-16 Turnbull St SALE 3850	\$648,000	29/01/2026
2	4 Victoria CI SALE 3850	\$625,000	23/01/2026
3	14 Spoonbill PI SALE 3850	\$650,000	06/01/2026

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:

02/03/2026 16:39

Bel Bateson
03 51444333
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Indicative Selling Price

\$620,000 - \$640,000

Median House Price

December quarter 2025: \$545,000



4 2 2

Rooms: 11**Property Type:** House**Land Size:** 763 sqm approx

Agent Comments

Comparable Properties

**14-16 Turnbull St SALE 3850 (REI)**

Agent Comments

4 2 4

Price: \$648,000**Method:** Private Sale**Date:** 29/01/2026**Property Type:** House**Land Size:** 857 sqm approx**4 Victoria CI SALE 3850 (REI)**

Agent Comments

4 2 4

Price: \$625,000**Method:** Private Sale**Date:** 23/01/2026**Property Type:** House**Land Size:** 973 sqm approx**14 Spoonbill PI SALE 3850 (REI/VG)**

Agent Comments

4 2 4

Price: \$650,000**Method:** Private Sale**Date:** 06/01/2026**Property Type:** House**Land Size:** 905 sqm approx

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