

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

32 Codrington Street, Sale Vic 3850

Indicative selling price

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

Range between \$470,000

&

\$500,000

Median sale price

Median price \$621,251

Property Type House

Suburb Sale

Period - From 01/04/2026

to

30/06/2026

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	368 York St SALE 3850	\$490,000	03/08/2026
2	112 Macarthur St SALE 3850	\$500,000	15/01/2026
3	145 Stawell St SALE 3850	\$525,000	04/12/2025

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:

06/08/2026 16:58

Bel Bateson
03 51444333
0412 366 444
belindab@chalmer.com.au



 3  1  2

Rooms: 5
Property Type: House
Land Size: 800 sqm approx
Agent Comments

Indicative Selling Price

\$470,000 - \$500,000

Median House Price

June quarter 2026: \$621,251

Comparable Properties



368 York St SALE 3850 (REI)

Agent Comments

 3  1  1

Price: \$490,000
Method: Private Sale
Date: 03/08/2026
Property Type: House
Land Size: 944 sqm approx



112 Macarthur St SALE 3850 (VG)

Agent Comments

 3  -  -

Price: \$500,000
Method: Sale
Date: 15/01/2026
Property Type: House (Res)
Land Size: 809 sqm approx



145 Stawell St SALE 3850 (REI/VG)

Agent Comments

 3  1  2

Price: \$525,000
Method: Private Sale
Date: 04/12/2025
Property Type: House
Land Size: 555 sqm approx

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