

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 Inglis Street, Sale Vic 3850

Indicative selling price

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

Range between \$560,000 & \$590,000

Median sale price

Median price \$641,500 Property Type House Suburb Sale

Period - From 01/01/2026 to 31/03/2026 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.

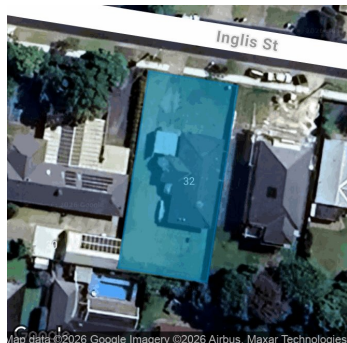
	Address of comparable property	Price	Date of sale
1	80 Patten St SALE 3850	\$580,000	04/03/2026
2	47 Alameda Dr SALE 3850	\$590,000	12/02/2026
3	6 Wharf Ct SALE 3850	\$565,000	20/06/2025

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:

23/04/2026 09:51



Property Type: House (Previously Occupied - Detached)

Land Size: 1117 sqm approx

Agent Comments

Comparable Properties



80 Patten St SALE 3850 (VG)

Agent Comments



Price: \$580,000

Method: Sale

Date: 04/03/2026

Property Type: House (Res)

Land Size: 687 sqm approx



47 Alameda Dr SALE 3850 (REI/VG)

Agent Comments



Price: \$590,000

Method: Private Sale

Date: 12/02/2026

Property Type: House

Land Size: 726 sqm approx



6 Wharf Ct SALE 3850 (REI/VG)

Agent Comments



Price: \$565,000

Method: Private Sale

Date: 20/06/2025

Property Type: House

Land Size: 819 sqm approx

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