

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

40a Lansdowne Street, Sale Vic 3850

Indicative selling price

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

Range between \$540,000 & \$570,000

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	40 Lansdowne St SALE 3850	\$540,000	29/01/2026
2	157 Cunninghame St SALE 3850	\$570,000	28/11/2025
3	125 Stawell St SALE 3850	\$575,000	05/02/2025

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:

26/03/2026 11:05



Property Type: Land

Land Size: 389 sqm approx

Agent Comments

Comparable Properties



40 Lansdowne St SALE 3850 (VG)

Agent Comments



Price: \$540,000

Method: Sale

Date: 29/01/2026

Property Type: House (Res)

Land Size: 347 sqm approx



157 Cunninghame St SALE 3850 (VG)

Agent Comments



Price: \$570,000

Method: Sale

Date: 28/11/2025

Property Type: House (Res)

Land Size: 568 sqm approx



125 Stawell St SALE 3850 (REI/VG)

Agent Comments



Price: \$575,000

Method: Private Sale

Date: 05/02/2025

Property Type: House

Land Size: 420 sqm approx

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