

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

5 Burling Court, Sale Vic 3850

Indicative selling price

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

Single price

\$695,000

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	4 Casuarina Ct SALE 3850	\$700,000	08/10/2025
2	9 Valetta St SALE 3850	\$725,000	16/09/2025
3	9 Burling Ct SALE 3850	\$695,000	06/02/2025

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:

19/03/2026 14:21

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

Indicative Selling Price

\$695,000

Median House Price

December quarter 2025: \$545,000



Property Type: Land

Land Size: 819 sqm approx

Agent Comments

Comparable Properties



4 Casuarina Ct SALE 3850 (VG)

Agent Comments



Price: \$700,000

Method: Sale

Date: 08/10/2025

Property Type: House (Res)

Land Size: 1181 sqm approx



9 Valetta St SALE 3850 (REI/VG)

Agent Comments



Price: \$725,000

Method: Private Sale

Date: 16/09/2025

Property Type: House

Land Size: 1140 sqm approx



9 Burling Ct SALE 3850 (REI/VG)

Agent Comments



Price: \$695,000

Method: Private Sale

Date: 06/02/2025

Property Type: House

Land Size: 951 sqm approx

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