

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 Elgata Court, Sale Vic 3850

Indicative selling price

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

Single price \$549,000

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	57 Patten St SALE 3850	\$525,000	27/05/2026
2	12 Joseph St SALE 3850	\$570,000	22/04/2026
3	9 Rebecca Dr SALE 3850	\$562,000	16/12/2025

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:

11/08/2026 14:49

Brett Glover
5144 4333
0408 384 147
brettg@chalmer.com

Indicative Selling Price
\$549,000

Median House Price
June quarter 2026: \$621,251



Property Type:
Divorce/Estate/Family Transfers
Land Size: 922 sqm approx
Agent Comments

Comparable Properties



57 Patten St SALE 3850 (REI/VG)

Agent Comments



Price: \$525,000
Method: Private Sale
Date: 27/05/2026
Property Type: House (Res)
Land Size: 967 sqm approx



12 Joseph St SALE 3850 (VG)

Agent Comments



Price: \$570,000
Method: Sale
Date: 22/04/2026
Property Type: House (Res)
Land Size: 651 sqm approx



9 Rebecca Dr SALE 3850 (VG)

Agent Comments



Price: \$562,000
Method: Sale
Date: 16/12/2025
Property Type: House (Res)
Land Size: 814 sqm approx

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