

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

8 Ashmore Court, Sale Vic 3850

Indicative selling price

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

Single price \$829,000

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	37-39 Stevens St SALE 3850	\$835,000	29/01/2026
2	192 Cunninghame St SALE 3850	\$800,000	17/10/2025
3	5 Southern Av SALE 3850	\$795,000	17/04/2025

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:

18/03/2026 17:08

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

Indicative Selling Price
\$829,000

Median House Price
December quarter 2025: \$545,000



5 2 2

Rooms: 8
Property Type: House
Land Size: 1092 sqm approx
Agent Comments

Comparable Properties



37-39 Stevens St SALE 3850 (REI)

Agent Comments

3 2 3

Price: \$835,000
Method: Private Sale
Date: 29/01/2026
Property Type: House (Res)
Land Size: 1601 sqm approx



192 Cunninghame St SALE 3850 (VG)

Agent Comments

3 - -

Price: \$800,000
Method: Sale
Date: 17/10/2025
Property Type: House (Res)
Land Size: 1012 sqm approx



5 Southern Av SALE 3850 (REI/VG)

Agent Comments

5 2 2

Price: \$795,000
Method: Private Sale
Date: 17/04/2025
Property Type: House
Land Size: 2000 sqm approx

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