

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

Indicative selling price

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

Single price

Median sale price

Median price

Property Type

Suburb

Period - From

to

Source

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 eighteen 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	5 Thomson St SALE 3850	\$1,220,000	08/07/2025
2	35 Mount View Rd WURRUK 3850	\$1,250,000	21/06/2025
3			

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 eighteen months.

This Statement of Information was prepared on:

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5 3 3

Property Type: House
Land Size: 6716 sqm approx
Agent Comments

Indicative Selling Price
\$1,260,000
Median House Price
Year ending December 2025: \$540,000

Comparable Properties



5 Thomson St SALE 3850 (REI)

Agent Comments

4 2 2

Price: \$1,220,000
Method: Private Sale
Date: 08/07/2025
Property Type: House
Land Size: 694 sqm approx



35 Mount View Rd WURRUK 3850 (REI/VG)

Agent Comments

5 3 3

Price: \$1,250,000
Method: Private Sale
Date: 21/06/2025
Property Type: House
Land Size: 6716 sqm approx

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 eighteen months.

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