Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	82-84 Palmerston Street, Sale Vic 3850

Indicative selling price

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

Single price $395,000

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 two kilometres of the property for sale in the last six 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	186 Macarthur St SALE 3850	$420,000	19/03/2026
2	12 Hyland Ct SALE 3850	$375,000	05/02/2026
3	23 Fitzroy St SALE 3850	$416,000	21/01/2026

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 31/03/2026 15:49

82-84 Palmerston Street, Sale Vic 3850



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Property Type: House (Res)
Land Size: 505 sqm approx

Agent Comments

Indicative Selling Price
$395,000
Median House Price
December quarter 2025: $545,000

Comparable Properties



186 Macarthur St SALE 3850 (REI)

3 1 2

Price: $420,000
Method: Private Sale
Date: 19/03/2026
Property Type: House
Land Size: 635 sqm approx

Agent Comments



12 Hyland Ct SALE 3850 (REI/VG)

3 1 3

Price: $375,000
Method: Private Sale
Date: 05/02/2026
Property Type: House
Land Size: 603 sqm approx

Agent Comments



23 Fitzroy St SALE 3850 (REI)

3 1 -

Price: $416,000
Method: Private Sale
Date: 21/01/2026
Property Type: House
Land Size: 644 sqm approx

Agent Comments

Account - Gippsland Real Estate Maffra | P: 03 5147 2200 | F: 03 5147 2800

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