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	34 Hoddle Street, Sale Vic 3850

Indicative selling price

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

Single price $385,000

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	82-84 Palmerston St SALE 3850	$370,000	30/08/2026
2	14 Hoddle St SALE 3850	$355,000	03/06/2026
3	148 Marley St SALE 3850	$385,000	18/12/2025

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: 11/09/2026 09:12

34 Hoddle Street, Sale Vic 3850



2 1 2

Property Type: House
Land Size: 657 sqm approx

Agent Comments

Indicative Selling Price
$385,000
Median House Price
June quarter 2026: $621,251

Comparable Properties



82-84 Palmerston St SALE 3850 (REI)

2 1 3

Price: $370,000
Method: Private Sale
Date: 30/08/2026
Property Type: House

Agent Comments



14 Hoddle St SALE 3850 (REI/VG)

3 1 3

Price: $355,000
Method: Private Sale
Date: 03/06/2026
Property Type: House
Land Size: 668 sqm approx

Agent Comments



148 Marley St SALE 3850 (REI)

2 1 2

Price: $385,000
Method: Private Sale
Date: 18/12/2025
Property Type: House
Land Size: 550 sqm approx

Agent Comments

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

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