

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

1 Monique Close, Sale Vic 3850

Indicative selling price

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

Single price \$659,000

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	22 Woodburne Dr SALE 3850	\$667,500	19/06/2026
2	10 Allambie Rd SALE 3850	\$660,000	18/05/2026
3	6 FRANKLIN St SALE 3850	\$650,000	23/03/2026

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 16:41

Bel Bateson
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Indicative Selling Price
\$659,000

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



Property Type:
Divorce/Estate/Family Transfers
Land Size: 749 sqm approx
Agent Comments

Comparable Properties



22 Woodburne Dr SALE 3850 (REI/VG)

Agent Comments



Price: \$667,500
Method: Private Sale
Date: 19/06/2026
Property Type: House
Land Size: 744 sqm approx



10 Allambie Rd SALE 3850 (REI/VG)

Agent Comments



Price: \$660,000
Method: Private Sale
Date: 18/05/2026
Property Type: House
Land Size: 947 sqm approx



6 FRANKLIN St SALE 3850 (REI/VG)

Agent Comments



Price: \$650,000
Method: Private Sale
Date: 23/03/2026
Property Type: House
Land Size: 716 sqm approx

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