

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

16 Bergen Crescent, Sale Vic 3850

Indicative selling price

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

Single price

\$450,000

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	7 Stead St SALE 3850	\$465,000	23/06/2026
2	8 Bergen Cr SALE 3850	\$437,000	24/03/2026
3	9 Shepherd Ct SALE 3850	\$472,500	24/03/2026

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:

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Property Type: House (Res)
Land Size: 599 sqm approx
Agent Comments

Indicative Selling Price
\$450,000
Median House Price
June quarter 2026: \$621,251

Comparable Properties



7 Stead St SALE 3850 (VG)

Agent Comments



Price: \$465,000
Method: Sale
Date: 23/06/2026
Property Type: House (Res)
Land Size: 540 sqm approx



8 Bergen Cr SALE 3850 (REI/VG)

Agent Comments



Price: \$437,000
Method: Private Sale
Date: 24/03/2026
Property Type: House
Land Size: 676 sqm approx



9 Shepherd Ct SALE 3850 (REI/VG)

Agent Comments



Price: \$472,500
Method: Private Sale
Date: 24/03/2026
Property Type: House
Land Size: 624 sqm approx

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