

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

21 Coverdale Drive, Sale Vic 3850

Indicative selling price

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

Single price

\$517,500

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 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	63 Inglis St SALE 3850	\$520,000	29/09/2025
2	38 Coverdale Dr SALE 3850	\$500,000	05/09/2025
3	3 Wellington Dr SALE 3850	\$520,000	07/08/2025

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:

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Bel Bateson
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Indicative Selling Price

\$517,500

Median House Price

December quarter 2025: \$545,000



Property Type: House (Previously Occupied - Detached)

Land Size: 721 sqm approx

Agent Comments

Comparable Properties



63 Inglis St SALE 3850 (REI/VG)

Agent Comments



Price: \$520,000

Method: Private Sale

Date: 29/09/2025

Property Type: House

Land Size: 741 sqm approx



38 Coverdale Dr SALE 3850 (REI)

Agent Comments



Price: \$500,000

Method: Private Sale

Date: 05/09/2025

Property Type: House

Land Size: 1346 sqm approx



3 Wellington Dr SALE 3850 (REI/VG)

Agent Comments



Price: \$520,000

Method: Private Sale

Date: 07/08/2025

Property Type: House

Land Size: 800 sqm approx

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