

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

23 Woondella Boulevard, Sale Vic 3850

Indicative selling price

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

Single price

\$560,000

Median sale price

Median price

\$641,500

Property Type

House

Suburb

Sale

Period - From

01/01/2026

to

31/03/2026

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	10 Homestead CI SALE 3850	\$575,000	18/11/2025
2	5 Melanie Ct SALE 3850	\$560,000	27/10/2025
3	6 Stuart PI SALE 3850	\$560,000	26/11/2024

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:

14/05/2026 10:17



Brett Glover
5144 4333
0408 384 147
brettg@chalmer.com



3 2 2

Rooms: 6
Property Type: House
Land Size: 448 sqm approx
Agent Comments

Indicative Selling Price
\$560,000
Median House Price
March quarter 2026: \$641,500

Comparable Properties

10 Homestead CI SALE 3850 (VG)

Agent Comments

3 - -

Price: \$575,000
Method: Sale
Date: 18/11/2025
Property Type: House (Res)
Land Size: 642 sqm approx



5 Melanie Ct SALE 3850 (REI/VG)

Agent Comments

3 2 2

Price: \$560,000
Method: Private Sale
Date: 27/10/2025
Property Type: House (Res)
Land Size: 973 sqm approx



6 Stuart PI SALE 3850 (REI/VG)

Agent Comments

3 2 2

Price: \$560,000
Method: Private Sale
Date: 26/11/2024
Property Type: House
Land Size: 760 sqm approx

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



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