

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

29 Marilyn Way, Sale Vic 3850

Indicative selling price

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

Range between \$850,000 & \$890,000

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	24 Surkitt Blvd SALE 3850	\$845,000	23/03/2026
2	7 James Ct SALE 3850	\$875,000	19/03/2026
3	2 Brolga PI SALE 3850	\$845,000	05/03/2026

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:

04/06/2026 13:55



Property Type: House (Res)

Land Size: 1146 sqm approx

Agent Comments

Comparable Properties



24 Surkitt Blvd SALE 3850 (REI/VG)

Agent Comments



Price: \$845,000

Method: Private Sale

Date: 23/03/2026

Property Type: House

Land Size: 875 sqm approx



7 James Ct SALE 3850 (REI/VG)

Agent Comments



Price: \$875,000

Method: Private Sale

Date: 19/03/2026

Property Type: House

Land Size: 1962 sqm approx



2 Brolga Pl SALE 3850 (VG)

Agent Comments



Price: \$845,000

Method: Sale

Date: 05/03/2026

Property Type: House (Res)

Land Size: 1290 sqm approx

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