

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

3 Simon Court, Sale Vic 3850

Indicative selling price

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

Range between

\$540,000

&

\$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	7 Rue Grand Monde SALE 3850	\$560,000	13/02/2026
2	9 Rebecca Dr SALE 3850	\$562,000	16/12/2025
3	36 Montgomery St SALE 3850	\$545,000	24/07/2025

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:

24/06/2026 15:31



Property Type: House (Res)

Land Size: 1059 sqm approx

Agent Comments

Comparable Properties

7 Rue Grand Monde SALE 3850 (VG)

Agent Comments



Price: \$560,000

Method: Sale

Date: 13/02/2026

Property Type: House (Res)

Land Size: 710 sqm approx



9 Rebecca Dr SALE 3850 (VG)

Agent Comments



Price: \$562,000

Method: Sale

Date: 16/12/2025

Property Type: House (Res)

Land Size: 814 sqm approx



36 Montgomery St SALE 3850 (REI/VG)

Agent Comments



Price: \$545,000

Method: Private Sale

Date: 24/07/2025

Property Type: House

Land Size: 784 sqm approx

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