

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

36 Rebecca Drive, Sale Vic 3850

Indicative selling price

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

Single price

\$819,000

Median sale price

Median price

\$570,000

Property Type

House

Suburb

Sale

Period - From

01/07/2025

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	8 Ashmore Ct SALE 3850	\$815,000	12/06/2026
2	2 Brolga PI SALE 3850	\$845,000	05/03/2026
3	205 Macarthur St SALE 3850	\$760,000	09/01/2026

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:

12/08/2026 11:26

Ferg Horan

5144 4333

0417 123 162

fhoran@chalmer.com.au

Indicative Selling Price

\$819,000

Median House Price

Year ending June 2026: \$570,000



Property Type: House (Previously Occupied - Detached)

Land Size: 8213 sqm approx

Agent Comments

Comparable Properties



8 Ashmore Ct SALE 3850 (REI/VG)

Agent Comments



Price: \$815,000

Method: Private Sale

Date: 12/06/2026

Property Type: House

Land Size: 1092 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



205 Macarthur St SALE 3850 (REI/VG)

Agent Comments



Price: \$760,000

Method: Private Sale

Date: 09/01/2026

Property Type: House

Land Size: 1012 sqm approx

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