

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

37 Alameda Drive, Sale Vic 3850

Indicative selling price

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

Single price

\$585,000

Median sale price

Median price

\$621,251

Property Type

House

Suburb

Sale

Period - From

01/04/2026

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	47 Alameda Dr SALE 3850	\$590,000	12/02/2026
2	22 Canopus Ct SALE 3850	\$580,000	29/01/2026
3	7 San Luis Dr SALE 3850	\$595,000	22/12/2025

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:

22/07/2026 11:52



Property Type: House (Previously Occupied - Detached)

Agent Comments

Comparable Properties



47 Alameda Dr SALE 3850 (REI/VG)

Agent Comments



Price: \$590,000

Method: Private Sale

Date: 12/02/2026

Property Type: House

Land Size: 726 sqm approx



22 Canopus Ct SALE 3850 (VG)

Agent Comments



Price: \$580,000

Method: Sale

Date: 29/01/2026

Property Type: House (Res)

Land Size: 702 sqm approx



7 San Luis Dr SALE 3850 (VG)

Agent Comments



Price: \$595,000

Method: Sale

Date: 22/12/2025

Property Type: House (Res)

Land Size: 753 sqm approx