

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 Woondella Boulevard, Sale Vic 3850

Indicative selling price

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

Single price

\$580,000

Median sale price

Median price

\$537,500

Property Type

House

Suburb

Sale

Period - From

01/04/2025

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	17 Wynd St SALE 3850	\$630,000	28/01/2026
2	10 Woondella Blvd SALE 3850	\$595,000	21/11/2025
3	74 Woondella Blvd SALE 3850	\$549,000	24/04/2025

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:

16/06/2026 16:22



Property Type: Land
Land Size: 423 sqm approx
Agent Comments

Bel Bateson
03 51444333
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Indicative Selling Price
\$580,000

Median House Price
Year ending March 2026: \$537,500

Comparable Properties

17 Wynd St SALE 3850 (VG)

Agent Comments



Price: \$630,000
Method: Sale
Date: 28/01/2026
Property Type: House (Res)
Land Size: 700 sqm approx



10 Woondella Blvd SALE 3850 (REI/VG)

Agent Comments



Price: \$595,000
Method: Private Sale
Date: 21/11/2025
Property Type: House
Land Size: 571 sqm approx



74 Woondella Blvd SALE 3850 (REI/VG)

Agent Comments



Price: \$549,000
Method: Private Sale
Date: 24/04/2025
Property Type: House
Land Size: 541 sqm approx

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