

# 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

4 Woondella Boulevard, Sale Vic 3850

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$820,000

### 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 | 24 Surkitt Blvd SALE 3850      | \$845,000 | 23/03/2026   |
| 2 | 71 Woondella Blvd SALE 3850    | \$780,000 | 17/09/2025   |
| 3 | 34 Dyer Av SALE 3850           | \$820,000 | 28/02/2025   |

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:

20/08/2026 12:08



Rooms: 7

Property Type: House

Land Size: 971 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



71 Woondella Blvd SALE 3850 (REI/VG)

Agent Comments



Price: \$780,000

Method: Private Sale

Date: 17/09/2025

Property Type: House

Land Size: 638 sqm approx



34 Dyer Av SALE 3850 (REI/VG)

Agent Comments



Price: \$820,000

Method: Private Sale

Date: 28/02/2025

Property Type: House

Land Size: 965 sqm approx

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