

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 and
postcode 40 Cantwell Drive, Sale, VIC 3850

Indicative selling price

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

Single Price \$595,000

Median sale price

Median price \$520,000 Property Type House Suburb Sale (3850)

Period - From 01/10/2025 to 31/12/2025 Source REIV

Comparable property sales

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
21 RUTHBERG DRIVE, SALE VIC 3850	\$610,000	03/03/2026
9 DRYDEN PLACE, SALE VIC 3850	\$583,000	25/11/2025
10 WOONDELLA BOULEVARD, SALE VIC 3850	\$595,000	21/11/2025

This Statement of Information was prepared on: 25/03/2026