

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

8 Cooper Court, Sale Vic 3850

Indicative selling price

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

Single price

\$350,000

Median sale price

Median price

\$545,000

Property Type

House

Suburb

Sale

Period - From

01/10/2025

to

31/12/2025

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	57 Jackson Av SALE 3850	\$360,000	22/12/2025
2	20 Valentine Cr SALE 3850	\$349,000	09/07/2025
3	24 Weir St SALE 3850	\$335,000	11/06/2025

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:

30/03/2026 15:03



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Rooms: 5

Property Type: House

Land Size: 600 sqm approx

Agent Comments

Comparable Properties



57 Jackson Av SALE 3850 (VG)

Agent Comments

3 - -

Price: \$360,000

Method: Sale

Date: 22/12/2025

Property Type: House (Res)

Land Size: 662 sqm approx



20 Valentine Cr SALE 3850 (REI/VG)

Agent Comments

3 1 1

Price: \$349,000

Method: Private Sale

Date: 09/07/2025

Property Type: House

Land Size: 769.70 sqm approx



24 Weir St SALE 3850 (REI/VG)

Agent Comments

3 1 1

Price: \$335,000

Method: Private Sale

Date: 11/06/2025

Property Type: House

Land Size: 567 sqm approx