

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

8 MASON GROVE SASSAFRAS VIC 3787

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$750,000

&

\$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$966,000

Property type

House

Suburb

Sassafras

Period-from

01 Aug 2025

to

31 Jul 2026

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 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

529 MT DANDENONG TOURIST ROAD OLINDA VIC 3788	\$780,000	10-Mar-26
1560 MT DANDENONG TOURIST ROAD OLINDA VIC 3788	\$775,000	13-May-26

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 26 August 2026



529 MT DANDENONG TOURIST ROAD OLINDA VIC 3788

3

1

1

Sold Price

\$780,000

Sold Date

10-Mar-26

Distance

1.09km



1560 MT DANDENONG TOURIST ROAD OLINDA VIC 3788

3

2

3

Sold Price

\$775,000

Sold Date

13-May-26

Distance

1.28km

RS = Recent sale
 UN = Undisclosed Sale

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