

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

87 Woondella Boulevard, Sale Vic 3850

Indicative selling price

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

Single price

\$640,000

Median sale price

Median price

\$520,000

Property Type

House

Suburb

Sale

Period - From

01/01/2025

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	69 Woondella Blvd SALE 3850	\$685,000	27/02/2026
2	8 Woondella Blvd SALE 3850	\$615,000	12/12/2025
3	113 Woondella Blvd SALE 3850	\$627,000	30/10/2025

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:

25/03/2026 16:02

Ferg Horan
5144 4333
0417 123 162
fhoran@chalmer.com.au

Indicative Selling Price
\$640,000

Median House Price
Year ending December 2025: \$520,000



 4  2  2

Property Type: House
Land Size: 630 sqm approx
Agent Comments

Comparable Properties



69 Woondella Blvd SALE 3850 (REI/VG)

Agent Comments

 4  2  2

Price: \$685,000
Method: Private Sale
Date: 27/02/2026
Property Type: House
Land Size: 630 sqm approx



8 Woondella Blvd SALE 3850 (REI/VG)

Agent Comments

 4  2  2

Price: \$615,000
Method: Private Sale
Date: 12/12/2025
Property Type: House (Res)
Land Size: 576 sqm approx



113 Woondella Blvd SALE 3850 (REI/VG)

Agent Comments

 4  2  2

Price: \$627,000
Method: Private Sale
Date: 30/10/2025
Property Type: House
Land Size: 595 sqm approx

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