

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

9 Elliman Crescent, Sale Vic 3850

Indicative selling price

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

Single price \$808,000

Median sale price

Median price \$570,000

Property Type House

Suburb Sale

Period - From 01/07/2025

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	17 Elliman Cr SALE 3850	\$790,000	29/05/2026
2	15 Centra Dr SALE 3850	\$795,000	27/06/2025
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:

17/07/2026 12:29

Bel Bateson
03 51444333
0412 366 444
belindab@chalmer.com.au

Indicative Selling Price
\$808,000

Median House Price
Year ending June 2026: \$570,000



Property Type: Land
Land Size: 874 sqm approx
Agent Comments

Comparable Properties



17 Elliman Cr SALE 3850 (REI/VG)

Agent Comments



Price: \$790,000
Method: Private Sale
Date: 29/05/2026
Property Type: House
Land Size: 878 sqm approx



15 Centra Dr SALE 3850 (REI/VG)

Agent Comments



Price: \$795,000
Method: Private Sale
Date: 27/06/2025
Property Type: House
Land Size: 846 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