

# 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 Billabong Avenue, Sale Vic 3850

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$495,000

### Median sale price

Median price \$460,000

Property Type House

Suburb Sale

Period - From 01/10/2024

to 31/12/2024

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	11 Stuart PI SALE 3850	\$497,000	23/10/2024
2	7 Kurrajong PI SALE 3850	\$487,500	06/06/2024
3	5 Kurrajong PI SALE 3850	\$495,000	11/03/2024

**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:

03/02/2025 11:47

Sarah Bedgood

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**Indicative Selling Price**

\$495,000

**Median House Price**

December quarter 2024: \$460,000



 3    2    2

**Property Type:** House

**Land Size:** 392 sqm approx

[Agent Comments](#)

## Comparable Properties



**11 Stuart PI SALE 3850 (REI/VG)**

[Agent Comments](#)

 3    2    2

**Price:** \$497,000

**Method:** Private Sale

**Date:** 23/10/2024

**Property Type:** House

**Land Size:** 925 sqm approx



**7 Kurrajong PI SALE 3850 (REI/VG)**

[Agent Comments](#)

 3    2    2

**Price:** \$487,500

**Method:** Private Sale

**Date:** 06/06/2024

**Property Type:** House

**Land Size:** 475 sqm approx



**5 Kurrajong PI SALE 3850 (REI/VG)**

[Agent Comments](#)

 3    2    2

**Price:** \$495,000

**Method:** Private Sale

**Date:** 11/03/2024

**Property Type:** House

**Land Size:** 420 sqm approx

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