

# 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

18 Woodborne Dr, 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 \$679,950

### Median sale price

Median price \$492,940

Property Type House

Suburb Sale

Period - From 01/10/2023

to 30/09/2024

Source REIV

### 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 six 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	13 Joseph St SALE 3850	\$620,000	06/12/2024
2	25 Stafford Dr SALE 3850	\$665,000	13/09/2024
3	104-110 Stevens St SALE 3850	\$635,000	16/08/2024

**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 six months.~~

This Statement of Information was prepared on:

09/01/2025 10:21

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**Indicative Selling Price**  
\$679,950

**Median House Price**

Year ending September 2024: \$492,940



**Property Type:**  
Agent Comments

## Comparable Properties



**13 Joseph St SALE 3850 (REI/VG)**

Agent Comments



**Price:** \$620,000  
**Method:** Private Sale  
**Date:** 06/12/2024  
**Property Type:** House  
**Land Size:** 807 sqm approx



**25 Stafford Dr SALE 3850 (VG)**

Agent Comments



**Price:** \$665,000  
**Method:** Sale  
**Date:** 13/09/2024  
**Property Type:** House (Res)  
**Land Size:** 796 sqm approx



**104-110 Stevens St SALE 3850 (REI)**

Agent Comments



**Price:** \$635,000  
**Method:** Private Sale  
**Date:** 16/08/2024  
**Property Type:** House  
**Land Size:** 8100 sqm approx