

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

10 Mia Street, Sale Vic 3850

Indicative selling price

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

Single price \$550,000

Median sale price

Median price \$491,250

Property Type House

Suburb Sale

Period - From 01/10/2024

to 30/09/2025

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	8 Melanie Ct SALE 3850	\$550,000	07/10/2025
2	29 Woondella Blvd SALE 3850	\$540,000	14/07/2025
3	14 Mia St SALE 3850	\$515,000	07/05/2025

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:

16/10/2025 15:27



Property Type:
Agent Comments

Indicative Selling Price
\$550,000
Median House Price
Year ending September 2025: \$491,250

Comparable Properties



8 Melanie Ct SALE 3850 (REI)

Agent Comments



Price: \$550,000
Method: Private Sale
Date: 07/10/2025
Property Type: House
Land Size: 1060 sqm approx



29 Woondella Blvd SALE 3850 (VG)

Agent Comments



Price: \$540,000
Method: Sale
Date: 14/07/2025
Property Type: House (Res)
Land Size: 450 sqm approx



14 Mia St SALE 3850 (REI/VG)

Agent Comments



Price: \$515,000
Method: Private Sale
Date: 07/05/2025
Property Type: House
Land Size: 532 sqm approx

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