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	13 Relph Avenue, Sale Vic 3850
Including suburb or	
locality and postcode	

Indicative selling price

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

Single price \$730,000

Median sale price

Median price	\$510,000	Pro	perty Type	House		Suburb	Sale
Period - From	01/04/2025	to	30/06/2025		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

1	55 Woondella Blvd SALE 3850	\$725,000	29/08/2025
2	91 Woondella Blvd SALE 3850	\$749,000	10/11/2024
3	1 Cantwell Dr SALE 3850	\$722,500	21/06/2024

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:	02/10/2025 12:42



Date of sale



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

Indicative Selling Price \$730,000 **Median House Price** June quarter 2025: \$510,000







Property Type: Agent Comments

Comparable Properties



55 Woondella Blvd SALE 3850 (REI/VG)

Agent Comments



Land Size: 1048 sqm approx



91 Woondella Blvd SALE 3850 (VG)





Agent Comments

Price: \$749,000 Method: Sale Date: 10/11/2024

Property Type: House (Res) Land Size: 630 sqm approx



1 Cantwell Dr SALE 3850 (REI/VG)

Price: \$722,500



Agent Comments

Method: Private Sale Date: 21/06/2024 Property Type: House Land Size: 809 sqm approx

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





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