Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	18 Treadwell Drive, 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 \$750,000

Median sale price

Median price \$516,000	Pro	perty Type Ho	use	Suburb	Sale
Period - From 01/07/2025	to	30/09/2025	Soui	rce 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

Address of comparable property		1 1100	Date of Sale
1	15 Centra Dr SALE 3850	\$795,000	27/06/2025
2	8 Ferguson Way SALE 3850	\$728,000	21/01/2025
3	2 Elliman Cr SALE 3850	\$770,000	15/07/2024

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:	26/11/2025 13:47



Date of sale



Chris Morrison 0351439206 0419381832 cimorrison@chalmer.com.au

Indicative Selling Price \$750,000 **Median House Price** September quarter 2025: \$516,000





Agent Comments

Comparable Properties



15 Centra Dr SALE 3850 (REI/VG)

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

8 Ferguson Way SALE 3850 (REI/VG)

Price: \$728,000 Method: Private Sale Date: 21/01/2025 Property Type: House Land Size: 758 sqm approx



Agent Comments

Agent Comments



2 Elliman Cr SALE 3850 (REI/VG)

Price: \$770,000 Method: Private Sale Date: 15/07/2024 Property Type: House Land Size: 875 sqm approx **Agent Comments**

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



