Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	3 Bronzewing Grove, 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 \$660,000

Median sale price

Median price	\$492,500	Pro	perty Type	House		Suburb	Sale
Period - From	01/07/2024	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.

Ad	dress of comparable property	Price	Date of sale
1	49 Morgan St SALE 3850	\$630,000	21/03/2025
2	28 Wallace St SALE 3850	\$655,000	14/01/2025
3	16 Osborne St SALE 3850	\$685,000	01/11/2024

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:	30/09/2025 13:54





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Indicative Selling Price \$660,000 **Median House Price** Year ending June 2025: \$492,500

Property Type: House Land Size: 820 sqm approx

Agent Comments



Comparable Properties

49 Morgan St SALE 3850 (REI/VG)

Price: \$630,000 Method: Private Sale Date: 21/03/2025 Property Type: House

Land Size: 672 sqm approx

Agent Comments



28 Wallace St SALE 3850 (REI/VG)



Price: \$655,000 Method: Private Sale Date: 14/01/2025 Property Type: House

Land Size: 700 sqm approx

Agent Comments



16 Osborne St SALE 3850 (REI/VG)





Price: \$685,000 Method: Private Sale Date: 01/11/2024 Property Type: House Land Size: 800 sqm approx **Agent Comments**

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



