

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

39 Surkitt Boulevard, Sale Vic 3850

Indicative selling price

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

Single price

\$795,000

Median sale price

Median price

\$542,500

Property Type

House

Suburb

Sale

Period - From

01/01/2025

to

31/03/2025

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	34 Dyer Av SALE 3850	\$820,000	28/02/2025
2	89 Cemetery Rd SALE 3850	\$775,000	05/09/2024
3	49 Swan Lake Dr SALE 3850	\$775,000	29/11/2023

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:

08/05/2025 12:54



4 3 3

Property Type: House

Land Size: 757 sqm approx

Agent Comments

Comparable Properties



34 Dyer Av SALE 3850 (REI/VG)

Agent Comments

4 2 2

Price: \$820,000

Method: Private Sale

Date: 28/02/2025

Property Type: House

Land Size: 965 sqm approx



89 Cemetery Rd SALE 3850 (REI/VG)

Agent Comments

4 2 4

Price: \$775,000

Method: Private Sale

Date: 05/09/2024

Property Type: House

Land Size: 1525 sqm approx



49 Swan Lake Dr SALE 3850 (REI/VG)

Agent Comments

4 2 4

Price: \$775,000

Method: Private Sale

Date: 29/11/2023

Property Type: House

Land Size: 804 sqm approx

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