

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 68 Wandana Road, 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 Property Type House Suburb Sale
Period - From 01/07/2025 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 39 Brennans Rd LONGFORD 3851	\$790,000	21/05/2025
2 5 Southern Av SALE 3850	\$795,000	17/04/2025
3 96 Montgomery St SALE 3850	\$780,000	26/11/2024

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:

22/12/2025 16:15

Chris Morrison
0351439206
0419381832
cjmorrison@chalmer.com.au

Indicative Selling Price
\$750,000

Median House Price
September quarter 2025: \$516,000



Property Type:

Agent Comments

Comparable Properties



39 Brennans Rd LONGFORD 3851 (REI/VG)

Agent Comments



Price: \$790,000
Method: Private Sale
Date: 21/05/2025
Property Type: House
Land Size: 2294 sqm approx



5 Southern Av SALE 3850 (REI/VG)

Agent Comments



Price: \$795,000
Method: Private Sale
Date: 17/04/2025
Property Type: House
Land Size: 2000 sqm approx



96 Montgomery St SALE 3850 (REI/VG)

Agent Comments



Price: \$780,000
Method: Private Sale
Date: 26/11/2024
Property Type: House
Land Size: 2007 sqm approx

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