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	69 Woondella Boulevard, 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 \$720,000

Median sale price

Median price	\$491,250	Pro	perty Type H	louse]	Suburb	Sale
Period - From	01/10/2024	to	30/09/2025	So	ource	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	55 Woondella Blvd SALE 3850	\$725,000	29/08/2025
2	36 Swan Lake Dr SALE 3850	\$730,000	21/01/2025
3	91 Woondella Blvd SALE 3850	\$749,000	10/11/2024

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:	22/10/2025 08:35





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

Indicative Selling Price \$720,000 **Median House Price** Year ending September 2025: \$491,250



Property Type: House Land Size: 630 sqm approx **Agent Comments**

Comparable Properties



55 Woondella Blvd SALE 3850 (REI/VG)

Price: \$725,000 Method: Private Sale Date: 29/08/2025 Property Type: House

Land Size: 1048 sqm approx

Agent Comments



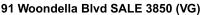
36 Swan Lake Dr SALE 3850 (REI/VG)

Price: \$730,000



Agent Comments

Method: Private Sale Date: 21/01/2025 Property Type: House Land Size: 671 sqm approx











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

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



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



