

# 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

8 Lazzaro Crescent, Sale Vic 3850

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$740,000

### Median sale price

Median price

\$491,250

Property Type

House

Suburb

Sale

Period - From

01/10/2024

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.

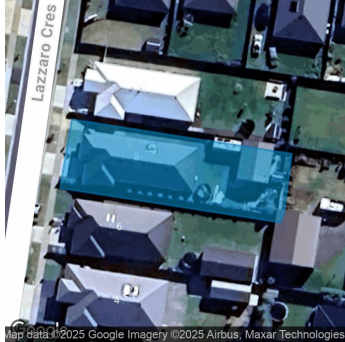
	Address of comparable property	Price	Date of sale
1	3 Peck PI SALE 3850	\$720,000	21/11/2025
2	39 Surkitt Blvd SALE 3850	\$765,000	19/06/2025
3	3 Wynd St SALE 3850	\$745,000	03/03/2025

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:

12/12/2025 12:49



**Property Type:**

Divorce/Estate/Family Transfers

**Land Size:** 805 sqm approx

Agent Comments

## Comparable Properties



**3 Peck PI SALE 3850 (REI/VG)**



**Price:** \$720,000

**Method:** Private Sale

**Date:** 21/11/2025

**Property Type:** House

**Land Size:** 760 sqm approx

Agent Comments



**39 Surkitt Blvd SALE 3850 (REI/VG)**



**Price:** \$765,000

**Method:** Private Sale

**Date:** 19/06/2025

**Property Type:** House

**Land Size:** 757 sqm approx

Agent Comments



**3 Wynd St SALE 3850 (REI/VG)**



**Price:** \$745,000

**Method:** Private Sale

**Date:** 03/03/2025

**Property Type:** House

**Land Size:** 700 sqm approx

Agent Comments

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