

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 Stafford Drive, Sale Vic 3850

Indicative selling price

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

Single price

\$675,000

Median sale price

Median price

\$510,000

Property Type

House

Suburb

Sale

Period - From

01/04/2025

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 eighteen 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	9 Burling Ct SALE 3850	\$695,000	06/02/2025
2	10 Pelican Ct SALE 3850	\$700,000	10/09/2024
3			

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 eighteen months.~~

This Statement of Information was prepared on:

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Property Type: House
Land Size: 803 sqm approx
Agent Comments

Indicative Selling Price
\$675,000
Median House Price
June quarter 2025: \$510,000

Comparable Properties



9 Burling Ct SALE 3850 (REI/VG)

Agent Comments

5 2 4

Price: \$695,000
Method: Private Sale
Date: 06/02/2025
Property Type: House
Land Size: 951 sqm approx



10 Pelican Ct SALE 3850 (REI/VG)

Agent Comments

4 2 4

Price: \$700,000
Method: Private Sale
Date: 10/09/2024
Property Type: House
Land Size: 872 sqm approx

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 eighteen months.