

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

Indicative selling price

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

Range between

\$485,000

&

\$495,000

Median sale price

Median price

\$475,000

Property Type

House

Suburb

Sale

Period - From

01/04/2024

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 Woondella Blvd SALE 3850	\$505,000	03/03/2025
2	79 Woondella Blvd SALE 3850	\$510,000	28/08/2024
3	81 Woondella Blvd SALE 3850	\$521,000	21/03/2024

OR

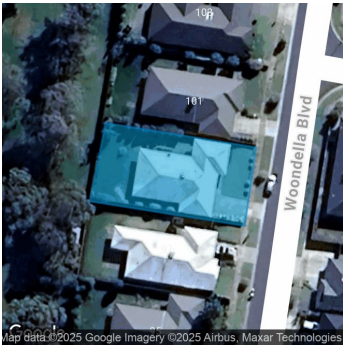
- ~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

28/04/2025 10:30

Ferg Horan
5144 4333
0417 123 162
fhoran@chalmer.com.au

Indicative Selling Price
\$485,000 - \$495,000
Median House Price
Year ending March 2025: \$475,000



3

2

2

Property Type: House

Land Size: 622 sqm approx

Agent Comments

Comparable Properties



34 Woondella Blvd SALE 3850 (REI/VG)

Agent Comments

3

2

2

Price: \$505,000

Method: Private Sale

Date: 03/03/2025

Property Type: House

Land Size: 552 sqm approx



79 Woondella Blvd SALE 3850 (REI/VG)

Agent Comments

4

2

2

Price: \$510,000

Method: Private Sale

Date: 28/08/2024

Property Type: House

Land Size: 630 sqm approx



81 Woondella Blvd SALE 3850 (REI/VG)

Agent Comments

4

2

2

Price: \$521,000

Method: Private Sale

Date: 21/03/2024

Property Type: House

Land Size: 630 sqm approx

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