

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

3 Wandana Road, Sale Vic 3850

Indicative selling price

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

Range between \$1,400,000

&

\$1,500,000

Median sale price

Median price \$621,251

Property Type House

Suburb Sale

Period - From 01/04/2026

to

30/06/2026

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	1 Glen Campbell Ct SALE 3850	\$1,495,000	09/10/2025
2	404 Aerodrome Rd SALE 3850	\$1,650,000	11/04/2025
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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Matt Cutler
03 51444333
0438356761
matthewc@chalmer.com.au

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

June quarter 2026: \$621,251



5 3 5

Rooms: 11
Property Type: House
Land Size: 4000 sqm approx
Agent Comments

Comparable Properties



1 Glen Campbell Ct SALE 3850 (REI)

Agent Comments

5 3 5

Price: \$1,495,000
Method: Private Sale
Date: 09/10/2025
Property Type: House
Land Size: 18210.87 sqm approx



404 Aerodrome Rd SALE 3850 (REI/VG)

Agent Comments

4 2 8

Price: \$1,650,000
Method: Private Sale
Date: 11/04/2025
Property Type: House
Land Size: 15970 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.