

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

7 Lansdowne Street, Sale Vic 3850

Indicative selling price

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

Single price

\$579,000

Median sale price

Median price

\$641,500

Property Type

House

Suburb

Sale

Period - From

01/01/2026

to

31/03/2026

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 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	122 Lansdowne St SALE 3850	\$589,000	04/05/2026
2	40 Lansdowne St SALE 3850	\$540,000	29/01/2026
3	117 Lansdowne St SALE 3850	\$580,000	27/05/2025

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:

30/06/2026 12:36



Property Type: House (Res)
Land Size: 600 sqm approx
Agent Comments

Indicative Selling Price
\$579,000

Median House Price
March quarter 2026: \$641,500

Comparable Properties



122 Lansdowne St SALE 3850 (VG)

Agent Comments



Price: \$589,000
Method: Sale
Date: 04/05/2026
Property Type: House (Res)
Land Size: 797 sqm approx



40 Lansdowne St SALE 3850 (VG)

Agent Comments



Price: \$540,000
Method: Sale
Date: 29/01/2026
Property Type: House (Res)
Land Size: 347 sqm approx



117 Lansdowne St SALE 3850 (REI/VG)

Agent Comments



Price: \$580,000
Method: Private Sale
Date: 27/05/2025
Property Type: House
Land Size: 1011 sqm approx