

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1 GANTS PATH WYNDHAM VALE VIC 3024

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$500,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

House

Suburb

Wyndham Vale

Period-from

01 Dec 2024

to

30 Nov 2025

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 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

9 LATIMER STREET WYNDHAM VALE VIC 3024	\$525,000	21-Jul-25
2 WOOLWICH WALK WYNDHAM VALE VIC 3024	\$510,000	27-Nov-25
5 STOCKWELL STREET WYNDHAM VALE VIC 3024	\$505,000	05-Jun-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 04 December 2025


**9 LATIMER STREET WYNDHAM
VALE VIC 3024**
 3  2  1

Sold Price

\$525,000

Sold Date

21-Jul-25

Distance

0km

**2 WOOLWICH WALK WYNDHAM
VALE VIC 3024**
 3  2  2

Sold Price

^{RS} **\$510,000**

Sold Date

27-Nov-25

Distance

1.34km

**5 STOCKWELL STREET WYNDHAM
VALE VIC 3024**
 3  2  2

Sold Price

\$505,000

Sold Date

05-Jun-25

Distance

1.34km
RS = Recent sale

UN = Undisclosed Sale

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