

# 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 Wintersun Drive, Albanvale, VIC 3021

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$600,000

&

\$650,000

### Median sale price

Median price

\$612,000

Property Type

House

Suburb

Albanvale (3021)

Period - From

01/03/2025

to

03/06/2025

Source

RP Data

### Comparable property sales

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These are the three properties sold within two kilometres of the property for sale in the last six 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
7 CONCORD CIRCUIT, ALBANVALE VIC 3021	\$590,000	20/02/2025
5 Woodland Drive Albanvale	\$625,000	21/03/2025
26 Robyn Avenue Albanvale	\$607,500	18/03/2025

This Statement of Information was prepared on: 04/06/2025