

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 10 Mount Eagle Way, Wyndham Vale, VIC 3024

Indicative selling price

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

Price Range \$500,000 & \$550,000

Median sale price

Median price \$609,500 Property Type House Suburb Wyndham Vale (3024)
Period - From 01/07/2025 to 30/09/2025 Source PropTrack

Comparable property sales

A 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
10 MILTON DRIVE, WYNDHAM VALE VIC 3024	\$510,500	16/04/2025
9 MILTON DRIVE, WYNDHAM VALE VIC 3024	\$557,000	08/06/2025
3 WILTON CLOSE, WYNDHAM VALE VIC 3024	\$560,000	05/08/2025

This Statement of Information was prepared on: 08/10/2025