

## 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

11 GANTS PATH WYNDHAM VALE VIC 3024

### Indicative selling price

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

Single Price

or range  
between

\$460,000

&

\$485,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

Wyndham Vale

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

### 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 KILFORD WALK WYNDHAM VALE VIC 3024	\$455,000	08-Dec-24
14 EARLWOOD WAY WYNDHAM VALE VIC 3024	\$480,000	24-Feb-25
17 DALSTON PATH WYNDHAM VALE VIC 3024	\$425,000	29-Jan-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: 29 April 2025



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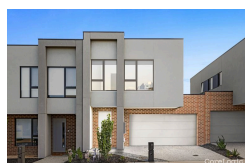


**9 KILFORD WALK WYNDHAM  
VALE VIC 3024**

3 2 2

Sold Price **\$455,000** Sold Date **08-Dec-24**

Distance **0km**



**14 EARLWOOD WAY WYNDHAM  
VALE VIC 3024**

3 2 2

Sold Price **\$480,000** Sold Date **24-Feb-25**

Distance **1.33km**



**17 DALSTON PATH WYNDHAM  
VALE VIC 3024**

3 2 2

Sold Price **\$425,000** Sold Date **29-Jan-25**

Distance **0.69km**



**10 PELLETS ROAD WYNDHAM  
VALE VIC 3024**

3 2 2

Sold Price **\$460,000** Sold Date **23-Jan-25**

Distance **1.33km**



**8 WINCHMORE WALK WYNDHAM  
VALE VIC 3024**

3 2 2

Sold Price <sup>RS</sup> **\$450,000** <sup>UN</sup> Sold Date **26-Mar-25**

Distance **1.33km**

RS = Recent sale

UN = Undisclosed Sale

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