

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

165 STANMORE CRESCENT 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

\$740,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

House

Suburb

Wyndham Vale

Period-from

01 Oct 2024

to

30 Sep 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

11 SWISS WAY MANOR LAKES VIC 3024	\$750,000	07-Jun-25
12 LAKEFIELD WAY WYNDHAM VALE VIC 3024	\$750,000	20-Aug-25
52 DAJARRA AVENUE WYNDHAM VALE VIC 3024	\$760,000	19-Aug-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: 21 October 2025


11 SWISS WAY MANOR LAKES VIC 3024

Sold Price

\$750,000

Sold Date

07-Jun-25
 4
 2
 2

Distance

1.93km

12 LAKEFIELD WAY WYNDHAM VALE VIC 3024

Sold Price

Sold Date

20-Aug-25
 4
 2
 2

Distance

2.13km

52 DAJARRA AVENUE WYNDHAM VALE VIC 3024

Sold Price

\$760,000

Sold Date

19-Aug-25
 4
 2
 2

Distance

2.03km
RS = Recent sale

UN = Undisclosed Sale

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