

## 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

17 CULLEN DRIVE 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

\$650,000

&

\$715,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$569,500

Property type

House

Suburb

Wyndham Vale

Period-from

01 Jun 2024

to

31 May 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

7 MOKOAN CLOSE MANOR LAKES VIC 3024	\$692,000	24-Feb-25
151 GREENS ROAD WYNDHAM VALE VIC 3024	\$715,000	16-Apr-25
29 MACLARENS CLOSE MANOR LAKES VIC 3024	\$690,000	30-Apr-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: 23 June 2025



## 7 MOKOAN CLOSE MANOR LAKES VIC 3024

4 2 2

Sold Price

**\$692,000**

Sold Date

**24-Feb-25**

Distance

**0.33km**



## 151 GREENS ROAD WYNDHAM VALE VIC 3024

4 2 2

Sold Price

**\$715,000**

Sold Date

**16-Apr-25**

Distance

**0.37km**



## 29 MACLARENS CLOSE MANOR LAKES VIC 3024

4 2 2

Sold Price

<sup>RS</sup> **\$690,000**

Sold Date

**30-Apr-25**

Distance

**0.54km**



## 8 NARMARA MEWS WYNDHAM VALE VIC 3024

4 2 2

Sold Price

**\$653,500**

Sold Date

**21-Feb-25**

Distance

**0.68km**

RS = Recent sale

UN = Undisclosed Sale

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