

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

21/23 Boxer 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

\$590,000

&

\$615,000

Median sale price

(\*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

Suburb

Wyndham Vale

Period-from

01 Sep 2024

to

31 Aug 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

44 COMMUNAL ROAD WYNDHAM VALE VIC 3024	\$640,000	03-Sep-25
13 DUCANE STREET WYNDHAM VALE VIC 3024	\$595,000	06-Jun-25
48 PARAMOUNT BOULEVARD WYNDHAM VALE VIC 3024	\$615,000	04-Jun-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:~~

Jason Mudford

M 0417 361 367

E [jason.mudford@obrienrealestate.com.au](mailto:jason.mudford@obrienrealestate.com.au)



**44 COMMUNAL ROAD WYNDHAM  
VALE VIC 3024**

Sold Price

<sup>RS</sup> **\$640,000** Sold Date **03-Sep-25**

 3  3  1

Distance **1.35km**



**13 DUCANE STREET WYNDHAM  
VALE VIC 3024**

Sold Price

**\$595,000** Sold Date **06-Jun-25**

 3  2  2

Distance **1.46km**



**48 PARAMOUNT BOULEVARD  
WYNDHAM VALE VIC 3024**

Sold Price

**\$615,000** Sold Date **04-Jun-25**

 3  2  2

Distance **0.52km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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