

## 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 FRITELLI CIRCUIT WYNDHAM VALE VIC 3024

### Indicative selling price

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

Single Price

or range  
between

\$530,000

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$585,000

Property type

House

Suburb

Wyndham Vale

Period-from

01 Nov 2024

to

31 Oct 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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 5 INFUSE ROAD WYNDHAM VALE VIC 3024      | \$530,000 | 15-Sep-25 |
| 127 BURSA DRIVE WYNDHAM VALE VIC 3024    | \$540,000 | 26-Jun-25 |
| 13 DAVIDSON STREET WYNDHAM VALE VIC 3024 | \$580,000 | 18-Jul-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: 05 November 2025

# AREA SPECIALIST

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## 5 INFUSE ROAD WYNDHAM VALE VIC 3024

3 2 2

Sold Price

**\$530,000**

Sold Date

**15-Sep-25**

Distance

**0.34km**



## 127 BURSA DRIVE WYNDHAM VALE VIC 3024

3 2 2

Sold Price

**\$540,000**

Sold Date

**26-Jun-25**

Distance

**1.82km**



## 13 DAVIDSON STREET WYNDHAM VALE VIC 3024

3 2 2

Sold Price

**\$580,000**

Sold Date

**18-Jul-25**

Distance

**1.77km**

RS = Recent sale

UN = Undisclosed Sale

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