

## STATEMENT OF INFORMATION Single residential property located in the Melbourne metropolitan area.

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	Sections 47AF of the Estate Agents Act				
Property offered for sale					
Address Including suburb and postcode	29 Greengables Drive, Wyndham Vale				
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	\$620,000	&	\$680,000
Median sale price					
(*Delete house or unit as applicable)					
Median price	\$650,000 *House X *Unit Suburb WYNDHAM VALE				
Period - From	May 2025 to Nov 2025 Source REIV				
Comparable property sales					
A* These are the three properties sold within two kilometres of the property for sale in the last six 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 Greenwhich Close, Wyndham Vale				\$660,000	20 <sup>th</sup> June 2025
2 Oaktree Avenue, Wyndham Vale				\$660,000	29 <sup>th</sup> May 2025
2 Bloomsbury Place, Wyndham Vale				\$635,500	16 <sup>th</sup> Sep 2025

Property data source: Corelogic.com.au. Generated on 18th November 2025.