

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

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 &

Median sale price

(*Delete house or unit as applicable)

Median price *House *Unit Suburb

Period - From to Source

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 Greenwich Close, Wyndham Vale	\$660,000	20 th June 2025
12 Toohey Court, Wyndham Vale	\$670,000	30 th Sep 2025
9 Hydefield Drive, Wyndham Vale	\$690,000	20 th Nov 2025

Property data source: Corelogic.com.au. Generated on 8th December 2025.