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	6 EPPING DRIVE WYNDHAM VALE VIC 3024

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	$770,000	&	$799,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$610,000	Property type	House	Suburb	Wyndham Vale
Period-from	01 Jul 2025	to	30 Jun 2026	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
13 LYDNEY STREET WYNDHAM VALE VIC 3024	$870,000	20-Feb-26
27 ZIGGY ROAD WYNDHAM VALE VIC 3024	$830,000	23-Feb-26

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.

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13 LYDNEY STREET WYNDHAM VALE VIC 3024

5 3 2

Sold Price **$870,000** Sold Date **20-Feb-26**

Distance **0.31km**

27 ZIGGY ROAD WYNDHAM VALE VIC 3024

5 3 2

Sold Price **$830,000** Sold Date **23-Feb-26**

Distance **2.17km**

RS = Recent sale **UN** = Undisclosed Sale

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